Address New Owner
Joslin Sign & Maintenance Company - Same
P.O. Box 100994
Nashville, TN. 37224-0994

Send Tax Bills

Map/Parcel
106-6-
3 and 73

STATE OF TENNESEEE

COUNTY OF DAVIDSON

File 35
CTIC

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that SRE TENNESSEE-2, LLC, a Tennessee limited liability company, the Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable considerations hereby acknowledged to have been paid to the said Grantor by JOSLIN SIGN & MAINTENANCE COMPANY, a Tennessee corporation, the Grantee, does hereby REMISE, RELEASE ALIEN AND CONVEY unto the said grantee, subject to the provisions hereinafter contained, all that real property in the County of Davidson, State of Tennessee, described as follows:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining; TO HAVE AND TO HOLD the same unto the said Grantee, its successors and assigns, forever.

And, except as to the taxes hereafter falling due, the said Grantor, for itself, and for its successors and assigns, hereby covenants with the said Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by through or under it.

Davidson County DEEDWARR
Recvd: 11/20/02 14:31 5pgs
Fees:28.00 Taxes:3515.00
20021120-0144283

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this the 18th day of November, 2002.

SRE TENNESEE-2, LLC,
a Tennessee limited liability company

By: SRE Holding, LLC,
a North Carolina limited liability company
its Sole Member

By: _____
Name: Stephen K. Coss
Its: Secretary

State of North Carolina

County of Mecklenburg

I, the undersigned notary public in and for said state and county, hereby certify that Stephen K. Coss, whose name as Secretary of SRE TENNESSEE-2, LLC, a Tennessee limited liability company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said trust on the day the same bears date.

Given under my hand and notarial seal on this 18th day of November 2002.

Linda M Bass

Notary Public

My Commission Expires: 3-8-05

This instrument was prepared by:
Douglas E. Wambach
Burke, Warren, MacKay & Serritella, P.C.
330 N. Wabash
22nd Floor
Chicago, IL 60611
(312) 840-7000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $950,000.00.

Affiant

Subscribed and sworn to before me this the 20th day of November, 2002.

Notary Public

My commission expires:
1-26-05

IVA J. PARKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

11/15/02/ 4:28 PM/10445/00043/258803/1

EXHIBIT A

BEING A CERTAIN TRACT OF LAND LOCATED IN THE 15TH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AT THE NORTHWEST INTERSECTION OF MURFREESBORO PIKE (U.S. HWY 41, U.S. HWY 70, ST. RT. 1) AND TRANSIT AVENUE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING AT AN 5/8" IRON ROD (OLD) WITH CAP STAMPED RAGAN SMITH & ASSOCIATES, SAID ROD BEING AT THE SOUTHWEST END OF THE RADIUS RETURN CURVE LOCATED AT THE NORTHWEST INTERSECTION OF MURFREESBORO PIKE (U.S. HWY 41, U.S. HWY 70, ST. RT. 1) AND TRANSIT AVENUE;

THENCE WITH THE NORTH RIGHT OF WAY OF MURFREESBORO PIKE (U.S. HWY 41, U.S. HWY 70, ST. RT. 1) NORTH 71 DEGREES 43 MINUTES 00 SECONDS WEST, 399.00 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP, SAID ROD BEING A CORNER TO C.N.N. ASSOCIATES, L.L.C. AS EVIDENCED IN BOOK 11048, PAGE 67, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE LINE OF C.N.N. ASSOCIATES, L.L.C. NORTH 18 DEGREES 17 MINUTES 00 SECONDS EAST, 526.22 FEET TO A 5/8" IRON ROD (OLD) WITH CAP STAMPED RAGAN-SMITH-ASSOCIATES, SAID ROD BEING IN THE SOUTH RIGHT OF WAY OF P'POOL AVENUE;

THENCE WITH SAID RIGHT OF WAY SOUTH 72 DEGREES 30 MINUTES 00 SECONDS EAST, 291.68 FEET TO A 5/8" IRON ROD (OLD) WITH NO CAP, SAID ROD BEING THE BEGINNING OF A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 05 DEGREES, 45 MINUTES, 00 SECONDS, A RADIUS OF 821.60 FEET, AN ARC LENGTH OF 82.45 FEET AND A CHORD OF SOUTH 75 DEGREES 22 M INUTES 30 SECONDS EAST, 82.42 FEET;

THENCE WITH SAID RIGHT OF WAY, ALONG THE ARC OF THE ABOVE DESCRIBED CURVE 82.45 FEET TO A P.K. NAIL (OLD);

THENCE WITH SAID RIGHT OF WAY SOUTH 78 DEGREES 15 MINUTES 00 SECONDS EAST, 23.70 FEET TO AN 5/8" IRON ROD (OLD) WITH NO CAP, SAID ROD BEING THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 94 DEGREES 09 MINUTES 00 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 41.08 FEET AND A CHORD OF SOUTH 31 DEGREES 10 MINUTES 30 SECONDS EAST, 36.61 FEET;

THENCE WITH SAID RIGHT OF WAY, ALONG THE ARC OF THE ABOVE DESCRIBED CURVE 41.08 FEET TO A P.K. NAIL (OLD), SAID NAIL BEING IN THE WEST RIGHT OF WAY OF TRANSIT AVENUE, ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 02 DEGREES 46 MINUTES 38 SECONDS, A RADIUS OF 1,799.67 FEET, AN ARCE LENGTH OF 87.23 FEET AND A CHORD OF SOUTH 17 DEGREES 17 MINUTES 38 SECONDS WEST, 87.22 FEET;

THENCE WITH SAID RIGHT OF WAY, ALONG THE ARC OF THE ABOVE DESCRIBED CURVE, 87.23 FEET TO A P.K. NAIL (OLD);

THENCE WITH SAID RIGHT OF WAY SOUTH 18 DEGREES 40 MINUTES 46 SECONDS WEST, 402.34 FEET TO A 5/8" IRON ROD (OLD) WITH CAP STAMPED RAGAN-SMITH-ASSOCIATES, SAID ROD BEING THE BEGINNING OF A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 89 DEGREES 36 MINUTES 14 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.10 FEET AND A CHORD OF SOUTH 63 DEGREES 28 MINUTES 53 SECONDS WEST, 35.23 FEET;

THENCE WITH SAID RIGHT OF WAY, ALONG THE ARC OF THE ABOVE DESCRIBED CURVE 39.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.172 ACRES MORE OR LESS AS CALCULATED FROM THE ABOVE COURSES AND DISTANCES.

BEING LAND IN THE 15TH COUNCILMAINIC DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT 1 AND A PORTION OF RESERVED PARCEL "C" AS SHOWN ON THE FINAL PLAT OF RESUBDIVISION OF PARCEL "C" – SECTION ONE – P'POOL COMMERCIAL SUBDIVISION AS OF RECORD IN PLAT BOOK 3842, PAGE 241, R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A BOUNDARY SURVEY BY: RAGAN-SMITH-ASSOCIATES, JOB NO. 98-110; W.O. #7129 – DATED NOVEMBER 7, 2002, AS FOLLOWS:

BEING THE SAME PROPERTY CONVEYED TO SRE TENNESSEE - 2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, BY DEED FROM MMR TENNESSEE, L.L.C., A NORTH CAROLINA OF RECORD AS INSTRUMENT NO. 20020806-0094524, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.