Davidson County DEEDWARR
Recvd: 02/28/03 12:05 4pgs
Fees:23.00 Taxes:9435.00

20030228-0026823

This Instrument Prepared By:
Laurence M. Papel, Esq.
Baker, Donelson, Bearman & Caldwell, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

ADDRESS NEW OWNER
Policeman's Benefit Association
of Nashville, Tennessee
200 James Robertson Parkway
Nashville, Tennessee

SEND TAX BILLS TO:
same

MAP PARCEL
Map 134
Parcel 164

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~is~~ $2,550,000.00.

Affiant

Subscribed and sworn to before me this the 21st day of February, 2003.

Notary Public

MARILYN HYDE
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TENN.

My Commission Expires: 11/27/04

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **C & N Realty**, a Tennessee general partnership, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **Policeman's Benefit Association of Nashville, Tennessee**, a Tennessee non-profit association, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on **Exhibit "B**."

This is improved property known as 418 Harding Industrial Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with said GRANTEE that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **Exhibit B** and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind itself, its successors, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this, the 21st day of February, 2003.

GRANTOR:

C & N Realty, a Tennessee general partnership

By: Mary R. Nichols
Mary R. Nichols

Title: Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Mary R. Nichols**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledge herself to be Managing Partner of C & N Realty, the within named bargainor, a Tennessee general partnership, and that she as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by herself as Managing Partner.

Witness my hand and seal, at office, in Nashville, Tennessee, this the 21st day of February, 2003.

Notary Public

MARILYN KAY LEE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires:
11/27/04

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EXHIBIT "A"

Two Tracts of land situated in Davidson County, Tennessee, and being more particularly described as follows:

Tract One:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Harding Industrial Park, of record in Book 4460, page 1, Register's Office for said County, described as follows: BEGINNING at a monument in the northerly margin of Harding Industrial Drive at the southeast corner of the property herein described; thence with the margin of said Drive, westerly 555 feet to a monument; thence leaving said Drive, North 39° East 850 feet to a point in Mill Creek; thence Easterly 130 feet, more or less, thence South 1° West 85 feet, more or less, to a point in Mill Creek; thence easterly 390 feet more or less to a point; thence leaving said Creek, South 39° West 920 feet, more or less, to the point of beginning, containing 11.137 acres.

Tract Two:

Land in the Fifth Civil District of said County, adjoining and to the east of Lot No. 1 on the Plan of Harding Industrial Park, a plat of which is of record in Book 4460, page 1, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the northerly margin of Harding Industrial Drive, at the southeast corner of said Lot No. 1, which was the same property conveyed by grantors herein to Grantee herein by deed of record in Book 4474, page 519, said Register's Office; thence, along the easterly margin of said Lot No. 1, north 39° 0' east 920 feet to the southerly margin of Mill Creek; thence along the meanderings of same easterly 3 feet; thence south 39° 0' west 920 feet to a point in said northerly margin of Harding Industrial Drive; thence along said margin westerly 3 feet to the point of beginning.

Tract One and Tract Two being the same property conveyed to C & N Realty, L.P., a Tennessee limited partnership, by Deed of Record in Book 8817, page 279, as corrected in Book 8827, page 739, Register's Office for Davidson County, Tennessee. C & N Realty, L.P. is now known as C & N Realty, a Tennessee general partnership pursuant to a certificate of merger of record in Instrument No. 200001030000083, said Register's Office.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2003 and subsequent years, which have been assumed by Grantee.

2. Easement(s) to Electric Power Board as set forth in instrument recorded in Book 4466, page 601, Register's Office for Davidson County, Tennessee.

3. Easement(s) to BellSouth Telecommunications, Inc., as set forth in instrument recorded in Book 11270, page 170, Register's Office for Davidson County, Tennessee.

4. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 7624, page 936, Register's Office for Davidson County, Tennessee.

5. Restrictions as contained in Book 4474, page 510, Register's Office for Davidson County, Tennessee.

6. All matters as shown on Plat recorded in Book 4460, page 1, Register's Office for Davidson County, Tennessee.

7. Easement for flowage of Mill Creek.