Box 14A
16293-4

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 07/09/03 13:39 3pgs
Fees:18.00 Taxes:3700.00
20030709-0094786

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Sapphire Investments 1101 Menzler Road Nashville, TN 37210	New Owner	Map 106-6 Parcel 79

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MENZLER INVESTORS, a Tennessee joint venture**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SAPPHIRE INVESTMENTS, a Tennessee general partnership composed of George A. Henderson and Morris R. Greer**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> LAND in Davidson County, Tennessee, being Lot No.5 on the Plan of Grayson Industrial Park, as of record in Plat Book 3842, Page 131, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> BEING the same property conveyed to Menzler Investors, a Tennessee joint venture by deed from Lawrence J. Mulhall, of record as Instrument No. 20020524-0063506, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on **Exhibit "A"**; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9th day of July, 2003.

Menzler Investors
a Tennessee joint venture

By:_____
J. Patrick Brakefield, Managing Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

_____
Affiant

Subscribed and sworn to before me this
9th day of July, 2003.

_____
Notary Public
My commission expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared George A. Henderson, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of Sapphire Investments, a Tennessee general partnership, the within named bargainor, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of July, 2003.

_____
Notary Public
My commission expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

WD.401

Exhibit "A"

Permitted Exceptions

1. Taxes for the year 2003 and subsequent years, a lien not yet due and payable. Said taxes are the sole responsibility of and shall be paid by the Grantee.

2. Matters shown on the plan of record in Plat Book 3842, page 131, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the Property embraced within the charter right-of-way of CSX Railroad.

4. Matters shown on ALTA/ACSM Land Title Survey of 1101 Menzler Road prepared by Dale and Associates, Steven D. Delle, Tennessee RLS 1710, dated October 11, 2000, revised April 25, 2002 and May 9, 2002.