Davidson County DEEDWARR
Recvd: 08/22/03 14:08 4pgs
Fees:23.00 Taxes:9146.40
20030822-0122413

Prepared By:
NEAL & HARWELL, PLC
2000 First Union Tower
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Warehousing and Fulfillment Specialists, LLC 1501 County Hospital Road Nashville, TN 37218	SAME	Map 80 Parcel 39

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 consideration, the receipt of which is hereby acknowledged, Bordeaux Warehouse Associates, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Warehousing and Fulfillment Specialists, LLC, a Tennessee limited liability company, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

This is improved property known as 1501 County Hospital Rd., Nashville, TN

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

SEE EXHIBIT "B" ATTACHED HERETO.

GRANTOR further covenants and binds itself, its heirs, successors and representatives to warrant and forever defend the title to the said land to the

GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 19 day of August, 2003.

BORDEAUX WAREHOUSE ASSOCIATES, LLC

By: _____

Van E. Hill, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Van E. Hill, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Bordeaux Warehouse Associates, LLC, the bargainor, a limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company as such Chief Manager.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 19 day of August, 2003.

_____
Notary Public

PHYLLIS R. DICKENS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires:

1-27-07

PROPERTY DESCRIPTION - TRACT 2 (WAREHOUSE)
Commencing at an iron rod situated in the westerly margin of County Hospital Road, with the northerly margin of the Cheatham County Rail Authority Railroad;

Thence, with the northerly margin of said railroad, N 48deg59'00" W, a distance of 677.25 feet to the point of beginning of the herein described tract of land;

Thence, with the northerly margin of said railroad, N 48deg59'00" W, a distance of 955.37 feet to an iron rod;

Thence, leaving said railroad, N 50deg48'00" E, a distance of 848.06 feet to a concrete monument;

Thence, S 53deg30'00" E, a distance of 682.76 feet to an iron rod;

Thence, S 36deg29'49" W, a distance of 474.20 feet to an iron rod;

Thence, S 53deg25'02" E, a distance of 65.09 feet to an iron rod;

Thence, S 36deg29'49" W, a distance of 359.88 feet to an iron rod;

Thence, S 41deg01'00" W, a distance of 63.04 feet to the point of beginning and containing 705837.884 square feet or 16.204 acres of land.

Being a portion of the same property conveyed to Bordeaux Warehouse Associates, LLC of record in Deed Book 11592, Page 500 in the Register's Office for Davidson County, Tennessee.

Together with all rights and obligations associated with that certain declaration of easement made by Bordeaux Warehouse Associates, LLC, dated as of August 19, 2003, of record as instrument number * in the Register's Office for Davidson County, Tennessee.

* 20030822-0122410

EXHIBIT A

1. Taxes for the year 2003, a lien, which are not yet due and payable. Tax Parcel No. 80/39.

[redacted]

3. Easements as set forth in Book 4055, page 238.

4. Easement(s) to South Central Bell, as set forth in instrument recorded in Book 8119, page 89.

5. Rights of others in and to the easements for ingress, egress and parking as set forth in the Declaration of Easements recorded at Instrument No. 20030822-0122410

EXHIBIT B