Box 38 JPS

This Instrument Was Prepared By:
C. Palmer Pillans, Esq.
Miller & Martin LLP
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 09/30/03 14:04 5pgs
Fees:28.00 Taxes:3433.60
20030930-0144216

Address New Owner(s):
Southgate Properties, LLC
921 Cantrell Avenue
Nashville, TN 37215

Send Tax Bills to
New Owner

Tax Information:
Map: 105-06
Parcel: 320.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, KJ INVESTMENTS, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SOUTHGATE PROPERTIES, LLC, a Tennessee limited liability company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 650 Southgate Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of September, 2003.

KJ INVESTMENTS, LLC

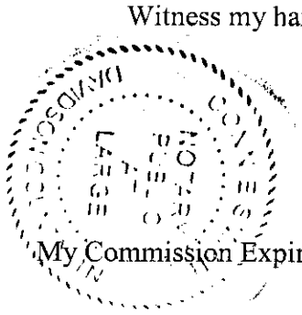
By: Robt K. Jarvis

Its: Chief Manager

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert K. Jarman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Authorized Member of KJ INVESTMENTS, LLC, a limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 29th day of September, 2003.



Connie Smith
NOTARY PUBLIC

My Commission Expires: 9-30-06

STATE OF TENNESSEE)

COUNTY OF Davidson

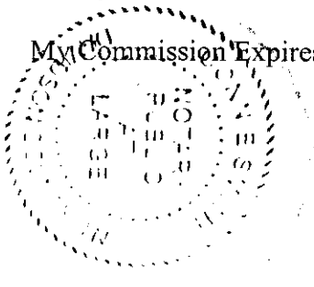
The actual consideration or value, whichever is greater, for this transfer is $928,000.00.

Louis Samuel Cohen, CHIEF MANAGER
Affiant

Subscribed and sworn to before me,
this 29th day of September, 2003.

Connie Smith
Notary Public

My Commission Expires: 9-30-06



PROPERTY DESCRIPTION

Being a tract of land in the seventeenth councilmanic district of Davidson County, Tennessee, and located on the north margin of Southgate Avenue, the south margin of Moore Avenue, and the east line of CSX Railroad and being more particularly described as follows:

Beginning on a point located in the south margin of Moore Avenue (50 foot right of way), said point being 910 feet, more or less, west of the intersection of the centerline of Moore Avenue with the centerline of Martin Street and 25 feet south of the centerline of Moore Avenue, and said point being the northeast corner of the herein described tract and the northwest corner of Vietti Foods Company Inc. as evidenced in Book 4425, page 646 in the Register's Office of Davidson County, Tennessee (RODCT), thence:

1. leaving the south margin of Moore Avenue and along the east line of the herein described tract S 04° 28' 00" E a distance of 471.50 feet to an iron pin in the north margin of Southgate Avenue, said pin being the southeast corner of the herein described tract and the southwest corner of Vietti Foods Company, Inc., thence;

2. continuing along said margin and along the south line of the herein described tract N 87°10' 00" W a distance of 203.52 feet to an iron pin in the east line of CSX Railroad, said pin being the southwest corner of the herein described tract, thence;

3. along the east line of CSX Railroad and the west line of the herein described tract N 12° 51' 00" W a distance of 220.19 feet to an iron pin, said pin being the beginning of a curve to the right, thence;

4. continuing along the east line of CSX Railroad and the west line of the herein described tract and with said curve to the right (said curve having a radius of 2195.50 feet, a delta angle of 05 degrees 58 minutes 12 seconds, a chord bearing of N 10° 29' 41" W, and a chord length of 228.66 feet, an arc length of 228.76 feet to an iron pin, thence;

5. continuing along the east line of CSX Railroad and the west line of the herein described tract N 04° 52' 28" W a distance of 34.24 feet to an iron pin in the south margin of Moore Avenue, said pin being the northwest corner of the herein described tract, thence;

6. along the south margin of Moore Avenue and the north line of the herein described tract S 87° 00' 00" E a distance of 260.37 feet to an iron pin, the beginning containing 2.546 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated 03-28-96. This property is subject to a sewer easement recorded in Book 4144, page 606, RODCT.

Being the same property conveyed to KJ investments, LLC, a Tennessee limited liability company by deed from WJM Corporation, a Tennessee corporation, of record in Book 10974, page 138, RODCT.

EXHIBIT A

TOGETHER WITH the following described appurtenant easement, to wit:

Being a tract of land in the seventeenth councilmanic district of Davidson County, Tennessee, and located on the north margin of Southgate Avenue, and the east line of CSX Railroad and being more particularly described as follows:

To find the beginning start on the northwest corner of a parcel of property belonging to Fillerbrown Properties, known as 650 Southgate Avenue, as evidenced in Deed Book 7280, page 468 RODCT, said northwest corner being located at the intersection of the south margin of Moore Avenue (50 foot right of way) with the east margin of the CSX Railroad as evidenced in Book V, page 339, RODCT, thence, along the west line of the Fillerbrown property and the east line of CSX Railroad S 04° 52' 28" E a distance of 1.57 feet to a point on a building wall, said point being the beginning of the herein described property, thence;

1. along the north line of the building wall, and along the north line of the herein described tract N 87° 17' 12" W a distance of 0.23 feet to a building corner, said building corner being the northwest corner of the herein described tract, thence;

2. following the building wall and along the west line of the herein described tract S 19° 23' 15" E a distance of 0.91 feet to a point in the east line of CSX Railroad, and in the west line of the Fillerbrown property, said point being the southeast corner of the herein described tract, thence;

3. following the east line of CSX Railroad and the west line of the Fillerbrown property and the east line of the herein described tract N 04° 2' 28" W a distance of 0.85 feet to a point, said point being the beginning, containing 0.10 square feet more or less, according to a survey by Jesse E. Walker, RLS PE, dated 03-28-96.

Such easement granted by deed of easement from CSX Transportation, Inc. to WJM Corporation, recorded November 4, 1996, and being of record in Book 10249, page 45, RODCT.

EXHIBIT A

Permitted Exceptions

1. Taxes for 2003, which have been prorated and assumed by the Grantee.

2. All of the terms and provisions set forth and contained in that certain Lease between KJ Investments, LLC, a Tennessee limited liability company, Lessor, and McCarthy, Jones, Woodard, LLC, a Tennessee limited liability company, Lessee, a memorandum of which is recorded in Instrument No. 200004050034168, Register's Office for Davidson County, Tennessee.

3. Lessor's Consent to Collateral Assignment of Lease of record in Instrument No. 200004050034170, Register's Office for Davidson County, Tennessee.

4. Deed of Easement of record in Book 10249, page 45, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4144, page 606 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B