MINNESOTA

STATE OF ~~TENNESSEE~~)
COUNTY OF Hennepin)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Kim Kelly
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2003.

Shirley A. Bock
NOTARY PUBLIC

My Commission expires: _____

SHIRLEY A. BOCK
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES
JANUARY 31, 2005

First American Title Insurance Company
315 DeaderickStreet, Suite 2055
Nashville, Tennessee 37238

THIS INSTRUMENT PREPARED BY:
William L. Rosenberg, Attorney, 315 Deaderick Street Suite 2055, Nashville, TN 37238

NAME		ADDRESS		
NAME & ADDRESS OF PROPERTY OWNER: D.I.G. – Nashville, L.L.C.		SEND TAX BILLS TO: Same		MAP & PARCEL NUMBERS: 95-13-27.00
(NAME) 6316 Humphreys Street		(NAME)		
(ADDRESS) Harahan, Louisiana 70123		(ADDRESS)		
(CITY)	(STATE) (ZIP)	(CITY)	(STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 (Ten Dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

B,C & F Co., a Minnesota general partnership

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

D.I.G. – Nashville, L.L.C., a Louisana limited liability company

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Davidson County DEEDWARR
Recvd: 10/01/03 15:00 4pgs
Fees:23.00 Taxes:4440.00
20031001-0145078

See Exhibit A and B attached hereto and made a part hereof.

unimproved ( )
This is improved (x) property, known as
1890 Elm Tree Drive, Nashville, TN 37210
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 our hands this 30th day of September, 2003.

B,C& F Co., a Minnesota general partnership
By: CBC Family Limited Partnership, a Minnesota limited partnership, a partner
By: CBC Investors, Inc., a Minnesota corporation, Its: General Partner

By: Calvin B. Calmenson
Calvin B. Calmenson, President

STATE OF MINNESOTA)
County of Hennepin)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Calvin B. Calmenson, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of CBC Investors, Inc., a Minnesota corporation, the General Partner of CBC Family Limited Partnership, a Minnesota limited partnership, a Partner of B, C & F Co., a Minnesota general partnership, the within named bargainor, a partnership, and that he, as such officer (or 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 such officer (or partner).

Witness my hand and official seal at office this 30th day of September, 2003.

My Commission expires:
Jan. 31, 2005

Tracy L. Hillstrom
Notary Public



EXHIBIT A

A Parcel of land in the 3rd Civil District, Nashville, Davidson County, Tennessee, being Lot No. 39 on the Plan of Metropolitan Industrial Parks, Inc., Section 32, as of record in Book 4595, page 90, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a concrete monument in the western right-of-way of Elm Tree Drive and also the centerline of a TVA transmission line easement; thence, with said easement, North 70 degrees 46 minutes West 328.71 feet to a concrete monument; thence, leaving TVA easement, North 21 degrees 46 minutes East 263.73 feet to a concrete monument, thence, North 36 degrees 02 minutes 55 seconds East, 56.34 feet to a concrete monument in the southern margin of Mapleleaf Drive the beginning of a curve to the left, thence, along said curve in Mapleleaf Drive having a central angle of 14 degrees 38 minutes 55 seconds, a radius of 730.00 feet and a distance of 186.64 feet to a concrete monument; thence, South 68 degrees 36 minutes East 77.93 feet to a concrete monument, the beginning of a curve to the right; thence, with said curve having a central angle of 90 degrees 00 minutes, a radius of 50.00 feet and a distance of 78.54 feet to a concrete monument, the westerly margin of Elm Tree Drive; thence, along said margin, South 21 degrees 24 minutes West, 232.08 feet to the point of beginning, containing 2.20 acres, more or less.

AND BEING the same property conveyed to Frank W. O'Donnell, Trustee from Metropolitan Industrial Parks, Inc., by Warranty Deed of record in Book 4653, page 56, Register's Office for Davidson County, Tennessee and being the same property conveyed to B, C & F Co., a Minnesota general partnership, from Frank W. O'Donnell, Trustee with full power to mortgage, sell, transfer and convey by Quitclaim Deed dated June 24, 1987 of record in Book 7300, page 790, said Register's Office.

EXHIBIT B

ENCUMBRANCES

This conveyance subject to:

1. Taxes for the year 2003.
2. All matters as shown on Plan of record in Plat Book 4595, page 90, Register's Office for Davidson County, Tennessee.
3. Right of Way Easement of record in Book 4947, page 516, Register's Office for Davidson County, Tennessee.
4. TVA Transmission Line Easement of record in Book 437, page 28 and 49, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenants contained in an instrument of record in Book 4214, page 851 and as made applicable to this section by instrument of record in Book 4651, page, 926, Registers' Office for Davidson County, Tennessee.
6. Colonial Pipeline Easement across the southerly portion of said lot, together with rights of access and maintenance of record in Book 3673, page 81, Register's Office for Davidson County, Tennessee.