This Instrument Prepared By: (JLC)
Stokes Bartholomew Evans & Petree, P.A.
424 Church Street, Suite 2800
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 11/12/03 14:46 5pgs
Fees:28.00 Taxes:9250.00
20031112-0165689

Address New Owner/Send Tax Bills to:

Charles W. Hawkins, III, Trustee
706 Church Street, Suite 200
Nashville, TN 37203

Map 096-16-0
Parcels 203, 231, 236, 238, 264 and 265

GENERAL 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, **JACK A. OMAN, TRUSTEE FOR THE OMAN CONSTRUCTION LIQUIDATING TRUST** (hereinafter the "GRANTOR"), has bargained and sold, and by these presents does hereby transfer, assign and convey unto **CHARLES W. HAWKINS, III, TRUSTEE** (hereinafter the "GRANTEE"), his heirs and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described on Exhibit A, attached hereto and incorporated herein by reference.

This is improved property known as 200 42nd Avenue, North, Nashville, Tennessee.

The conveyance of the property herein, and all covenants and warranties of GRANTOR contained herein, are made expressly subject to those matters set forth on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, and GRANTEE'S heirs and assigns, forever. GRANTOR covenants that it is lawfully seized and possessed of the property in fee simple, has the right to convey the same, and that the title thereto is free from all encumbrances, except as otherwise set forth herein. GRANTOR further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said property to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the GRANTOR has caused this General Warranty Deed to be executed as of this 12th day of November, 2003.

JACK A. OMAN, TRUSTEE FOR THE OMAN CONSTRUCTION LIQUIDATING TRUST

By: Jack A Oman, TRUSTEE
Jack A. Oman, Trustee

245010.1/3036.39

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jack A. Oman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of the OMAN CONSTRUCTION LIQUIDATING TRUST, 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 12th day of November, 2003.

Carole M Maxson

NOTARY PUBLIC

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
7-24-04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,500,000.00.

AFFIANT

Subscribed and sworn to before me
this 12th day of November, 2003.

Carole M Maxson

Notary Public

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:
7-24-04

245010.1/3036.39

EXHIBIT A

Legal Description

Tract One:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being lots 9, 10, 11, 12, 13, and 14 on the plat of W.L. Hailey and Company's Subdivision, as of record in Book 547, page 102, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the northerly right-of-way line of Dakota Avenue, 60 feet in width, and the easterly right-of-way line of Forty-Second Avenue, North, 100 feet in width;

Thence leaving the northerly right-of-way line of Dakota Avenue with the easterly right-of-way line of Forty-Second Avenue, North, North 01 deg. 58 min. 57 sec. West, 373.55 feet to an existing iron rod in the southerly right-of-way line of an alley, 10 feet in width;

Thence leaving the easterly right-of-way line of Forty-Second Avenue, North with the southerly right-of-way line of the alley, North 87 deg. 58 min. 07 sec. East, 159.50 feet to an iron rod set;

Thence leaving the southerly right-of-way line of the alley with the easterly right-of-way line of an alley, 10 feet in width, North 01 deg. 58 min. 57 sec. West, 221.69 feet to the southerly right-of-way line of Alley Number 1197, 10 feet in width;

Thence leaving the easterly right-of-way line of the alley with the southerly right-of-way line of Alley Number 1197, North 88 deg. 34 min. 42 sec. East, 306.61 feet to an iron rod set in the westerly right-of-way line of CSX Transportation Railroad, width varies;

Thence leaving the southerly right-of-way line of Alley Number 1197 with the westerly right-of-way line of CSX Transportation Railroad, South 01 deg. 01 min. 20 sec. West, 177.45 feet to an iron rod set;

Thence South 00 deg. 51 min. 36 sec. West, 416.20 feet to a point in the northerly right-of-way line of said Dakota Avenue;

Thence leaving the westerly right-of-way line of CSX Transportation Railroad with the northerly right-of-way line of Dakota Avenue, South 88 deg. 05 min. 06 sec. West, 436.15 feet to the point of beginning.

Containing 234,352 square feet (5.380 acres, more or less), described according to the ALTA/ACSM Land Title Survey, dated September 8, 2003, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, drawing 03100 ALT LKM.

Tract Two:

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being lots 1, 2, 3, 4, and 15 on the plat of W.L. Hailey and Company's Subdivision, as of record in Book 547, page 102, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the northerly right-of-way line of Alley Number 1197, 10 feet in width, and the easterly right-of-way line of Forty-Second Avenue, North;

Thence leaving the northerly right-of-way line of Alley Number 1197 with the easterly right-of-way line of Forty-Second Avenue, North, North 01 deg. 58 min. 57 sec. West, 238.29 feet to an existing railroad spike at a corner common with the property of Associated Warehouse Properties, II, as of record in Deed Book 7715, page 838, at the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Forty-Second Avenue, North with the southerly property line of Associated Warehouse Properties, II, North 88 deg. 34 min. 42 sec. East, 479.14 feet to an existing iron road in the westerly right-of-way line of CSX Transportation Railroad, width varies;

Thence with the westerly right-of-way line of CSX Transportation Railroad, South 01 deg. 01 min. 20 sec. West, 238.49 feet to an iron rod set in the northerly right-of-way line of said Alley Number 1197;

Thence leaving the westerly right-of-way line of CSX Transportation Railroad with the northerly right-of-way line of Alley Number 1197, South 88 deg. 34 min. 42 sec. West, 466.64 feet to the point of beginning.

Containing 115,011 square feet (2.640 acres, more or less), described according to the ALTA/ACSM Land Title Survey, dated September 8, 2003, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, drawing 03100 ALT LKM.

Tracts One and Two being the same property conveyed to Jack A. Oman, Trustee for the Oman Construction Liquidating Trust, by Quitclaim Deed from Oman Construction Company, Inc., a Tennessee corporation, of record in Book 10398, page 366, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Title Exceptions

1. Real property taxes for 2003, a lien, now due and payable but not yet delinquent, which have been prorated between the parties.

2. Easements retained in Metropolitan Council Bill Nos. 73-702, 87-1901 and 89-845.

3. Easement for constructing and maintaining Sanitary Sewers granted to City of Nashville, Tennessee, by instrument of record in Book 2096, page 383, said Register's Office.

4. An easement for purposes of allowing erection of a certain railroad siding granted Winn Brothers Engineering Company, by instrument of record in Book 2277, page 479, said Register's Office.

5. Easement for sewers granted to City of Nashville, Tennessee by instrument of record in Book 2096, page 420, Register's Office for Davidson County, Tennessee.

6. Easement for ingress and egress to and from property described in Book 1639, page 115, said Register's Office.

7. Title to that portion of the premises embraced within the Charter right-of-way of L & N Railroad, if any.

8. All matters shown on the ALTA/ACSM Land Title Survey, dated September 8, 2003, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204, drawing 03100 ALT LKM, and Surveyor's Report, dated November 11, 2003.