21A
1R3

This instrument prepared by
and after recording return to:

Linda S. Harris & Associates
213 Ward Circle, Suite 200
Brentwood, Tennessee 37027

Send Tax Bills to: Map: 106-4

New Owner Parcel: 21

Address of New Owner:

Phenix Supply Company
6401 Badger Drive
Tampa, Florida 33610

Davidson County DEEDWARR
Recvd: 12/05/03 14:34 3pgs
Fees:18.00 Taxes:3052.50
20031205-0175271

****

SPECIAL WARRANTY DEED

State of Tennessee
County of Williamson

That **Gibson Guitar Corporation, a Delaware Corporation** (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by **Phenix Supply Company, a Georgia Corporation**, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in **Davidson** County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

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

Being the same property conveyed to Gibson Guitar Corporation, a Delaware Corporation by General Warranty Deed from Red Kap Industries, Inc., of record in Book 9557, page 850, Register's Office for Davidson County, Tennessee, dated December 21, 1994 and recorded on December 29, 1994.

This conveyance is subject to any and all restrictions and easements as may be of record.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, its successors and assigns, against only such persons whosoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor.

Exhibit "A"

Legal Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 30 as shown on the Plan of Metropolitan Industrial Park, Section 23, as of record in Book 4300, page 47, Register's Office for Davidson County, Tennessee located on the northwesterly margin of Massman Drive north of Elm Hill Pike and being more particularly described as follows:

Beginning at an iron pin in the west margin of Massman Drive, said pin being the southwest corner of herein described parcels;

Thence, leaving said margin with the north line of BBL Leasing Company of record in Book 4412, page 955, R.O.D.C. N 75 degrees 00' 00" W. 260.00 feet to an iron pin;

THENCE, N 55 degrees 14' 00" W, 418.00 feet to the point in the approximate center of Mill Creek;

THENCE, with the approximate center of Mill Creek, N 18 degrees 48' 00" E, 224.26 feet to a point;

THENCE, leaving said creek with the south line of Southeastern Freight Lines, Inc., of record in Book 8822, page 210, R.O.D.C., S 55 degrees 14' 00" E. 707.86 feet to a concrete monument in the west margin of Massman Drive;

THENCE, with said margin S 34 degrees 34' 00" W, 33.00 feet to an iron pin;

THENCE, with a curve concave to the south having a central angle of 19 degrees 46' 00", a radius of 280.00 feet and a chord of S 24 degrees 52' 32" W. 96.11 feet for an arc length of 96.60 feet to the Point of Beginning.
Containing 137,180 squre feet or 3.15 acres, more or less, according to a survey by Barge, Waggoner, Sumner and Cannon, Inc.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of this, the 2nd day of **December**, **2003.**

Gibson Guitar Corporation,
a Delaware Corporation

By: Rob Senn

Title: Rob Senn, Chief Operating Officer
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said County and State, Rob Senn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that he is the Chief Operating Officer of **Gibson Guitar Corporation, a Delaware Corporation**, the maker, and is authorized by maker to executed this document on its behalf.

WITNESS my hand and official seal, at Office, this 2 day of **December**, **2003.**

A. Chloe McGoogin
Notary Public

A. CHLOE McGOOGIN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2007

My Commission Expires: 11/24/07

State of Tennessee
County of Williamson

The actual consideration or value for this property (whichever is greater) is $825,000.00 .

Sworn to and subscribed before me this 2 day of **December**, **2003.**

Notary Public

My Commission Expires: 11/24/07

A. CHLOE McGOOGIN Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2007