Box 57

Davidson County DEEDWARR
Recvd: 03/24/04 15:52 5pgs
Fees:28.00 Taxes:1526.25
20040324-0033592

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Spence Lane Partners, LLC 643 Spence Lane Nashville, TN 37217	Same	106-7-35 106-7-36 106-7-57

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RTS WRIGHT INDUSTRIES, LLC, successor by merger to RTS Holdings, Inc., successor by merger to RTS Wright Industries, Inc., f/k/a Wright Industries, Inc., ("Grantor") has bargained and sold, and by these presents transfers and conveys unto SPENCE LANE PARTNERS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property known as 643 Spence Lane, Nashville, TN.

Said property is conveyed subject to the matters listed on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and bind itself and its successors and representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B.

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

WITNESS our hands this 22 day of March, 2004, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

RTS WRIGHT INDUSTRIES, LLC

By: Roy B. Osborne
Name: Roy B. Osborne
Title: Exec. VP- Finance

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Roy B. Osborne, the within named bargainor[s], with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the within instrument for the purposes therein contained and who is the EVP Finance of RTS Wright Industries, LLC, a Tennessee limited liability company, and is authorized by said limited liability company to execute this instrument on behalf of said limited liability company.

WITNESS my hand, at office, this 22nd day of March, 2004.

LAURA LINCOLN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Nov. 27, 2004

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $412,500.00.

Affiant

Sworn to and subscribed before me this 22d day of March, 2004.

Notary Public

My Commission Expires: My Commission Expires SEPT. 22, 2007

TERESA H. HOBBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Property Description

TRACT 1

Being a parcel of land in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection of Spence Lane and Cornelia Street, being a part of Lot Nos. 2, 3 and 4 on the map showing Albert Buchanan (deceased) divided among his heirs, as of record in Book 843, page 51, R.O.D.C., and pursuant to that certain survey dated October 1, 1992, by Mark E. Sawyer, Tennessee R.L.S. No. 1649, being more particularly described as follows:

Beginning at an iron pin at the point of intersection of the easterly right-of-way line of Spence Lane and the northerly right-of-way line of Cornelia Street; thence with said easterly right-of-way, N. 17 deg. 33 min. 41 sec. E, 96.40 feet to an iron pin; thence, leaving said right-of-way line with the southerly line of property conveyed to Richard C. Smithson by deed of record in Book 5390, page 393, R.O.D.C., S 77 deg. 29 min. 56 sec. E, 149.05 feet to an iron pin; thence, with the easterly line of said Smithson Property N 08 deg. 08 min. 41 sec. E, 50.00 feet to an iron pin; thence, with a portion of the easterly line of property conveyed to Douglas L. Hirt, et ux, by deed of record in Book 7290, page 770, R.O.D.C., N 08 deg. 11 min. 38 sec. E, 42.96 feet to an iron pin; thence, leaving said line with the southerly line of property conveyed to George Scott, et ux, by deed of record in Book 2805, page 355, R.O.D.C., S 77 deg. 24 min. 32 sec. E, 81.00 feet to an iron pin; thence, leaving said line with the westerly line of property conveyed to Andrew Gnyp by deed of record in Book 8139, page 268, R.O.D.C., S 11 deg. 43 min. 15 sec. W, 180.00 feet to an iron pin the northerly right-of-way line of Cornelia Street; thence, with said right-of-way line N 79 deg. 15 min. 38 sec. W, 69.64 feet to an iron pin; thence, continuing with said right-of-way line N 79 deg. 45 min. 00 sec. W, 164.50 feet to the point of beginning. Containing 28,188 square feet or 0.65 acres, more or less.

Being the same property conveyed to WRIGHT INDUSTRIES, INC., by deed of record in Book 8864, page 461, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

TRACT II

Being all of that certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows:

Being the Southerly part of Lot No. 2 on the map of the subdivision showing Albert Buchanan (deceased) Land, as divided among his heirs, as of record in Book 843, page 51, Register's Office for said County, and being known as part of Lot No. 2 on the unrecorded map showing a division of certain Buchanan Lands according to a survey made by R.B. Sneed under date of April 27, 1955 and referred to in Decree of the Chancery Court of said County, of record in Minute Book 178, page 100, and described according to a survey made by E.L. Miller, Jr. & Co., Surveyors, June 12, 1966, as follows:

Beginning on the easterly margin of Spence Lane as widened, being North 17 deg. 00 min. East 96.4 feet from the intersection of Spence Lane and Ellen Avenue; thence South 77 deg. 45 min. East 148.2 feet; thence North 8 deg. 15 min. East 50 feet; thence North 77 deg. 45 min. West 140.8 feet to the Easterly margin of Spence Lane; thence with the same South 17 deg. 00 min. West 50 feet to the beginning.

Being the same property conveyed to WRIGHT INDUSTRIES, INC., by deed of record in Book 9728, page 656 and 659, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

AS TO TRACTS I & II

Wright Industries, Inc. was merged with and into RTS Wright Industries, Inc., by instrument of record as Instrument No. 20000508-0057258, Register's Office for Davidson County, Tennessee. RTS Wright Industries, Inc., was merged with and into RTS Holdings, Inc., by instrument of record as Instrument No. 20010404-0032876, Register's Office for Davidson County, Tennessee. And RTS Holdings, Inc. was merged with and into RTS Wright Industries, LLC, a Tennessee limited liability company, by instrument of record as Instrument No. 20010404-0032877, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Exceptions

1. Facts which would be disclosed by a comprehensive survey of the property described herein.

2. General or special taxes and assessments required to be paid in the year 2004 and subsequent years.

3. Davidson County taxes for 2004, a lien, but not yet due and payable.