Davidson County DEEDWARR
Recvd: 05/07/04 15:34 5pgs
Fees:28.00 Taxes:2775.00
20040507-0052507

This Instrument Prepared By:
John F. Rogers, Jr., Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

ADDRESS NEW OWNER(S):	**SEND TAX BILLS TO:**	**MAP PARCEL(S):**
5801 Centennial Blvd., LLC &	New owner	
Cirillo Southern Enterprises, LLC		91-2-177
5801 Centennial Boulevard		91-2-178
Nashville, TN 37209		91-2-245

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 750,000.00.

Affiant

Subscribed and sworn to before me this the 29th day of April, 2004.

Notary Public

ANN M. LEDET
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.

My Commission Expires: 7/25/2005

SPECIAL 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 consideration, the receipt and sufficiency of which are hereby acknowledged, **REICHHOLD, INC.**, a Delaware corporation and successor by name change to Reichhold Chemicals, Inc. and by merger to Swift Adhesives, Inc., whose address is 2400 Ellis Road, Durham, North Carolina 27703, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **5801 CENTENNIAL BLVD., LLC**, a Tennessee limited liability company and unto **CIRILLO SOUTHERN ENTERPRISES, LLC**, a Tennessee limited liability company, as tenants-in-common, hereinafter collectively called "GRANTEE," their successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

See **Exhibit "A"** attached hereto and incorporated herein by reference.

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on **Exhibit "B"**.

This is partially improved property located at what is commonly known as 5801 Centennial Boulevard but also includes the street addresses of 6014 & 6016 New York Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their successors and assigns, forever.

And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

And Grantor does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, their successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise

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.

[SIGNATURES AND NOTARY ACKNOWLEDGEMENTS ON FOLLOWING PAGE]

WITNESS this 23rd day of April, 2004.

GRANTOR:

REICHHOLD, INC.

By: Daniel E. Uyesato

Its: General Counsel and Secretary

STATE OF NORTH CAROLINA

COUNTY OF WAKE

Personally appeared before me, JOAN M. GRACE, a Notary Public in and for said State and County, DANIEL E. UYESATO, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he/~~she~~ is the GENERAL COUNSEL & SECRETARY of **Reichhold, Inc.**, the within named bargainor, a corporation, and that he/~~she~~ as such GENERAL COUNSEL & SECRETARY, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/~~herself~~ as such GENERAL COUNSEL & SECRETARY.

WITNESS my hand and seal at office, on this 16 day of APRIL, 2004.

Joan M. Grace

Notary Public

My Commission Expires: 11-06-04

JOAN M. GRACE NOTARY PUBLIC WAKE COUNTY, N.C. My Comm. Exp. 11-06-04

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being parts of Block "A" on the Map of Cherokee Park, of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, and being parts of Blocks No. 58, 59 and 60 on Plan No. 2, West Nashville, of record in Book 57, page 172, said Register's Office. Being the same property indicated as "First," "Second," "Third," "Fourth," "Sixth," and "Seventh" Tracts in deed of record in Book 2304, page 573, said Register's Office, and being the same property described in deeds of record in Book 1309, page 251, Book 1320, page 911, said Register's Office, described according to a survey made thereof by Dale and Associates, Engineers and Surveyors, dated April 24, 1990, as follows:

BEGINNING at a point, said point being located in the southern margin of Centennial Boulevard and being 150 feet east of the eastern margin of Sixty-First Avenue, North;

Thence, with the southern margin of Centennial Boulevard, S 58° 18' 40" E, a distance of 198.55 feet to a point;

Thence, around a curve to the left, said curve having a central angle of 18° 15' 14", a radius of 512.97 feet, a length of 163.43 feet, and a tangent of 82.41 feet to a point;

Thence, around a "non tangent" curve to the left, said curve having a central angle of 16° 13' 52", a radius of 781.73 feet, a length of 221.45 feet, and a tangent of 111.47 feet to a point;

Thence, S 31° 46' 37" W, a distance of 143.05 feet to a point;

Thence, N 57° 59" 01" W, a distance of 401.26 feet to a point;

Thence, N 32° 24' 06" E, a distance of 167.50 feet to a point;

Thence, S 58° 05' 37" E, a distance of 50.00 feet to a point;

Thence, N 31° 55' 10" E, a distance of 168.11 feet to the point of beginning, and containing 2.921 acres of land, more or less, and commonly being known as 5801 Centennial Boulevard, Nashville, Tennessee.

Being a portion of the same property conveyed to Swift Adhesives, Inc., a Delaware corporation, by Limited Warranty Deed dated August 16, 1991, of record at Book 8434, Page 771, in the Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Book 8884, Page 22 in the aforesaid Register's Office. By merger and name change, Swift Adhesives, Inc. is now known as Reichhold, Inc.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. All covenants, conditions, restrictions, easements and matters affecting the Property, together with all matters as would appear on a current land and as-built survey of the Property, including without limitation, those matters on the ALTA Land Title Survey of Cherry Land Surveying, dated September 4, 2003; last revised April 23, 2004.

2. Lien of real estate taxes and installments of special assessments for 2004 and future years.

3. Existing state and federal laws and regulations, state and local building codes and zoning and other ordinances.

4. Interests, rights and privileges granted to the neighboring Sixty-First Avenue Methodist Church under that certain Lease Agreement between Grantor and said Church dated April 6, 2004.