PICK-UP



First American Title Insurance Company

315 DeaderickStreet, Suite 2055
Nashville, Tennessee 37238

DOROTHY S. PATTEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF May, 2004.

NOTARY PUBLIC

My Commission expires: 9-22-07

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

NAME		ADDRESS	
NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:		MAP & PARCEL NUMBERS:
Vulcan Holdings, LLC	Same		133-05-0-065.00
(NAME)	(NAME)		
485 Allied Drive			
(ADDRESS)	(ADDRESS)		
Nashville, TN 37211			
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)		

Special Warranty Deed

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

Manoochehr Bahiraei and wife, Sara Bahiraei

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

Vulcan Holdings, LLC

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

SEE EXHIBIT A ATTACHED HERERTO
AND INCORPORATED HEREIN BY REFERENCE

This is unimproved ( ) improved (X) property, known as
485 Allied Drive, Nashville, Tennessee
(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 and have a good right to convey it, and 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 claiming by, through, or under us, but no 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.

Witness our hands this 27 day of May, 2004.

M. Bahiraei
Manoochehr Bahiraei

Sara Bahiraei
Sara Bahiraei

Davidson County DEEDWARR
Recvd: 05/27/04 15:24 4pgs
Fees:23.00 Taxes:1295.00

20040527-0062757

INDIVIDUAL ACKNOWLEDGMENTS:

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Manoochehr Bahiraei, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of May, 2004.

My Commission expires: 9-22-07

Dorothy S. Potts
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Sara Bahiraei, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 27 day of May, 2004.

My Commission expires: 9-22-07

Dorothy S. Potts
Notary Public

DOROTHY S. POTTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

Exhibit A

Land located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 10 on the Plan of Allied Industrial Park, Section 2, as of record in Book, 4060, page 196, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 193.13 feet on the southerly side of Allied Drive and extends back 448.97 feet on the westerly line and 294.33 feet on the easterly line to a dead line at the rear measuring 256.57 feet thereon.

Being the same property conveyed to Manoochehr Bahiraei and wife, Sara Bahiraei by Successor Trustee's Deed from J. Bryan Echols, Successor Trustee of record in Instrument No. 20021105-0135861, Register's Office for Davidson County, Tennessee.

Exhibit B

1. All matters as shown on the palt of record in Plat Book 4060, page 196, Register's Office for Davidson County, Tennessee.

2. Taxes for the year 2004, a lien, not yet due and payable.

3. Easement(s) of record in Book 5844, page 805, Register's Office for Davidson County, Tennessee.

4. The survey prepared by Phillip E. Holmes, Jr., RLS #1728, Volunteer Surveying, dated March 24, 2004, File No. 04044, shows the following:

    a) Encroachment by an air conditioning unit across the westerly boundary of the land
    b) Encroachment of a louver across the westerly boundary of the land
    c) Encroachment of a concrete pad across the westerly boundary of the land
    d) Encroachment of a chainlink fence across the westerly boundary of the land
    e) A railroad spur track crossing the land near the southeasternmost corner
    f) Two 5 by 25 foot utility anchor easements at the northerly boundary of the land near its northernmost corner
    g) An overhead power line running along the easterly boundary of the land