Box 28A

04040369

| Address New Owner: | Map-Parcel Numbers: | Send Tax Bills To: |
|---|---|---|
| Prevost Car (US), Inc.<br>850 Chemin Olivier<br>St.-Nicholas, Quebec<br>Canada, G7A ZN1 | A Portion of Map/Parcel Number<br>40-00-036 | Same |
| This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (ANW)<br>414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219 | | |

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Corporate Investors Partnership II (the "Grantor") acting by and through the undersigned parties, being all of the parties of Grantor, has bargained and sold, and by these presents transfers and conveys to Prevost Car (US), Inc., a Delaware corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters depicted or disclosed by map of record as Instrument No. 20000628-0064297, in the Office of the Davidson County Register of Deeds.

3. Restrictive covenants filed of record in Book 10728, page 177, in the Office of the Davidson County Register of Deeds.

4. Storm Water Detention Easement (the "Detention Easement") filed of record as Instrument No. 20000712-0068823, in the Office of the Davidson County Register of Deeds.

This is unimproved property which is a portion of Lot 5 as shown on the Plan of Resubdivision of _____.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

STATE OF TENNESSEE
COUNTY OF Davidson

Davidson County DEEDWARR
Recvd: 07/01/04 14:30 4pgs
Fees:23.00 Taxes:175.75
20040701-0078582

The actual consideration or value, whichever is greater, for this transfer is $47,500.00.

Affiant

Subscribed and sworn to before me this 9th day of June, 2004.

MELBA KEPLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 9-24-06

953131 v1
999991-033 06/08/04

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

Pursuant to this Special Warranty Deed, fee ownership of the stormwater detention pond and related improvements, the "Grantor Tract" documented in the certain Detention Easement is being divided between Grantor and Grantee. Grantor and Grantee each hereby acknowledge that all of the rights and protections of the Detention Easement run to both Grantor and Grantee. Furthermore, Grantor and Grantee agree that neither party, nor their successors or assigns, shall exercise its right of reconfiguration or relocation, set forth in Section 3 of the Detention Easement, without the prior written consent of the other, such consent to be in the requested party's reasonable discretion.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9th day of June, 2004.

CORPORATE INVESTORS PARTNERSHIP II

By: _____
Michael Baron, General Partner

By: _____
Charles W. Dunn, General Partner

By: _____
David A. Harrington, General Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Melba Kepley, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael Baron, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him to be the General Partner of Corporate Investors Partnership II, a Tennessee general partnership, the within named bargainor, and he as such General Partner of the General Partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner of Corporate Investors Partnership II.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of ~~May~~ June, 2004.

_____
Notary Public

My Commission Expires:
9-24-05

MELBA KEPLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Melba Kepley the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles W. Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him to be the General Partner of Corporate Investors Partnership II, a Tennessee general partnership, the within named bargainor, and that he as such General Partner of the General Partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership by himself as General Partner of Corporate Investors Partnership II.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of ~~May~~ June, 2004.

Melba Kepley
Notary Public

My Commission Expires:
9-24-05

MELBA KEPLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, Melba Kepley, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David A. Harrington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of Corporate Investors Partnership II, a Tennessee general partnership, the within named bargainor, and that he as such General Partner of the General Partnership, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the General Partnership by himself as General Partner of Corporate Investors Partnership II.

WITNESS my hand and seal at office in Nashville, Tennessee, on this the 9th day of ~~May~~ June, 2004.

Melba Kepley
Notary Public

My Commission Expires:
9-24-05

MELBA KEPLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

## EXHIBIT A

### Legal Description of the Property

Land in Nashville, Second Civil District, Third Councilmanic District, Davidson County, Tennessee, located north of West Cap Road and west of Hickory Hills Boulevard, being a portion of Lot 5 (formerly a portion of Lot 7), as shown on the plat of Hickory Hills, Resubdivision of Lots 5 and 7, Section Nine of record in Instrument Number 20040624-0075294, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin (old) in the northwesterly corner of the aforementioned Lot 7, said pin also being the southwesterly corner of Lot 5, as shown on the plat of Hickory Hills, Section Nine of record in Plat Book 8250, Page 764, R.O.D.C.;

THENCE, along the common line of Lot 7 and Lot 5, N 81° 35' 42' E, 155.92 feet to an iron pin (old) in the northwesterly corner of Lot 6, as shown on the plat of Hickory Hills, Resubdivision of Lot 1, Section Nine of record in Instrument Number 200006280064297, R.O.D.C.;

THENCE, along the westerly line of said Lot 6, S 08° 22' 43" E, 211.10 feet to an iron pin (old) in the southwesterly corner of said Lot 6;

THENCE, crossing said Lot 7, S 81° 46' 59" W, 244.71 feet to the westerly line of Lot 7;

THENCE, along the westerly line of said Lot 7 and the easterly line of Lot 8, as shown on the plat of Hickory Hills, Resubdivision of Lot 1, Section Nine of record in Instrument Number 200006280064297, R.O.D.C.;

THENCE, along the common line of Lot 7 and Lot 8, the following calls;

N 03° 23' 26" W, 117.75 feet to an iron pin (old),
N 86° 10' 52' E, 70.90 feet to an iron pin (old),
N 03° 49' 08" W, 98.99 feet to the Point of Beginning;

Being a portion of the same property conveyed to Corporate Investors Partnership II, a Tennessee general partnership, by deed of record as Instrument No. 20031230-0184114, in the Davidson County Register's Office.