Please Return Recorded Documents to:
First American Title
6077 Primacy Pkwy Ste 121-B
Memphis, TN 38119
Ref: 55291 mm

PREPARED BY:

Michele Krause
HOLLAND & KNIGHT LLP
131 South Dearborn Street, 30th Floor
Chicago, IL 60603
312.263.3600

MAIL TAX STATEMENTS TO:

Boyle Craigmeade, L.P.
5900 Poplar Avenue, Suite 100
Memphis, TN 38119

Map & Parcel Nos. 95-3-128

Davidson County DEEDWARR
Recvd: 07/21/04 14:17 6pgs
Fees:33.00 Taxes:2379.10
20040721-0087327

SPECIAL WARRANTY DEED

BRIDGESTONE/FIRESTONE NORTH AMERICAN TIRE, LLC, a Delaware limited liability company, formerly known as Bridgestone (U.S.A.), Inc., successor in interest by merger to Bridgestone/Firestone, Inc., an Ohio corporation (the "Grantor"), having its principal address at 535 Marriott Drive, Nashville, TN 37214, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged, **HAS BARGAINED AND SOLD AND DOES HEREBY BARGAIN, SELL, CONVEY, REMISE, RELEASE, ALIEN AND CONFIRM** unto **BOYLE CRAIGMEADE, L.P.**, a Tennessee limited partnership (the "Grantee"), having its principal office at 5900 Poplar Avenue, Suite 100, Memphis, TN 38119, the real property described on Exhibit A attached hereto and made a part hereof (the "Real Property").

SUBJECT TO: Exhibit B attached hereto and made a part hereof.

Address of Property: One Bridgestone Park Building Out-Parcel
Nashville, TN 37214

Tax Index Number of Property: 095-03-0 128.00

TO HAVE AND TO HOLD, subject as aforesaid, the said premises with all the rights and appurtenances thereunto belonging unto Grantee, its successors and assigns, forever; and Grantor hereby covenants with Grantee that Grantor will **WARRANT SPECIALLY AND DEFEND** the title to the said premises unto Grantee, its successors and assigns, forever, except as hereinbefore mentioned, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Except for any rights of Grantor relating to the condemnation proceeds, but not the property rights, pursuant to that certain Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances dated July 14, 2004, Grantor hereby assigns to Grantee any and all rights it may have with regard to the enforcement of any and all obligations, including but are not limited to restoration, landscaping, fencing, and all other actions or matters pertaining to the affected real property, of the Tennessee Department of Transportation or any other governmental entity pertaining to the condemnation or sale in lieu of condemnation for the widening of Briley Parkway adjacent to the property.

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

Signature Page to Follow.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to this Special Warranty Deed.

Executed this 19th day of July, 2004.

BRIDGESTONE/FIRESTONE NORTH AMERICAN TIRE, LLC

By: BFS Retail & Commercial Operations, LLC,
a Delaware limited liability company
Its: Agent

WITNESSES:

Print Name: CARY COONCE

Print Name: GREGORY C. LINTNER

By: T. A. Lesher

Name: T. A. Lesher

Its: MANAGER ASSETS / TRANSACTIONS

Attest: J. S. Sager

Name: J. S. Sager

Its: ASSISTANT Secretary

This is ( ) improved (x) unimproved property known as:

One Bridgestone Park Building Out-Parcel
Nashville, TN 37214

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $643,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: T. A. Lesher

Subscribed and sworn to before me this the 19th day of July, 2004.

Janice E. Martin

Name: JANICE E. MARTIN
Notary Public

My commission expires:
[SEAL]

OFFICIAL SEAL
JANICE E MARTIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/30/06

2105822_v2

State Tax ..... $TBD
Register's Fee 3.00
Recording Fee 30.00
Total ..... $TBD

STATE OF ILLINOIS)
) SS:
COUNTY OF DUPAGE)

Before me, Janice E. Martin, a Notary Public in and for the above State and County, on this 19th day of July, 2004, personally appeared T.A. Lesher and T.S. Sager, Authorized ~~and~~ Signatories of Bridgestone/Firestone North American Tire, LLC, and known to me to be the same persons who signed and acknowledged that they signed the foregoing instrument as such Authorized ~~and~~ Signatories, respectively, of said limited liability company for and on behalf of the limited liability company, and that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of the limited liability company, for the uses and purposes set forth in the instrument.

IN TESTIMONY WHEREOF, I have subscribed my signature and affixed my official seal on the day and year set forth above.

Janice E. Martin

Name: Janice E. Martin
Notary Public

My commission expires:
[SEAL]

OFFICIAL SEAL
JANICE E MARTIN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/30/05

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY CONVEYED

PLAT REFERENCE:

REAL PROPERTY LYING, SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AS DESCRIBED AS FOLLOWS:

LOT TWO, PHASE TWO OF THE RESUBDIVISION OF LOTS ONE AND TWO, PHASE ONE AND TWO, BRILEY CORNERS, A PLANNED UNIT DEVELOPMENT AS DESCRIBED IN THAT CERTAIN PLAT OF SUBDIVISION RECORDED ON 2/20/04 IN DAVIDSON COUNTY AS DOCUMENT NO. 20040220-0019758, SUBDIVISION NO. 20045-0444-14.

DEED REFERENCE:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT TWO ON THE FINAL PLAT OF THE RESUBDIVISION OF LOTS ONE AND TWO, PHASE 1 AND 2, BRILEY CORNERS, AS OF RECORD IN INSTRUMENT NUMBER 20040220-0019758, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD SET AT THE INTERSECTION OF THE NORTHERLY PROPERTY LINE OF THE PROPERTY OF JAMES D. MORELAND, TRUSTEE, AS OF RECORD IN INSTRUMENT NUMBER 19991230-0309380, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE EASTERLY RIGHT-OF-WAY LINE OF CRAIGMEADE DRIVE, WIDTH VARIES; THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF CRAIGMEADE DRIVE, ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 28.45 FEET, THE RADIUS OF WHICH IS 225.00 FEET, THE CENTRAL ANGLE OF WHICH IS 07 DEG 14 MIN 37 SEC, THE CHORD OF WHICH IS NORTH 58 DEG 04 MIN 51 SEC EAST, 28.43 FEET TO AN IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 75.95 FEET, THE RADIUS OF WHICH IS 112.00 FEET, THE CENTRAL ANGLE OF WHICH IS 38 DEG 51 MIN 08 SEC, THE CHORD OF WHICH IS NORTH 81 DEG 00 MIN 09 SEC EAST, 74.50 FEET TO AN EXISTING CONCRETE MONUMENT AT A CORNER COMMON WITH THE PROPERTY OF BRIDGESTONE (U.S.A.), INC, AS OF RECORD IN DEED BOOK 7766, PAGE 941, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT ONE ON SAID FINAL PLAT OF THE RESUBDIVISION OF LOTS ONE AND TWO, PHASE 1 AND 2, BRILEY CORNERS; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF CRAIGMEADE DRIVE WITH THE SOUTHERLY PROPERTY LINE OF BRIDGESTONE (U.S.A.), INC., SOUTH 82 DEG 39 MIN 54 SEC EAST, 81.42 FEET TO AN EXISTING IRON ROD; THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 181.81 FEET, THE RADIUS OF WHICH IS 490.50 FEET, THE CENTRAL ANGLE OF WHICH IS 21 DEG 14 MIN 14 SEC, THE CHORD OF WHICH IS SOUTH 55 DEG 11 MIN 15 SEC EAST, 180.77 FEET TO A P.K. NAIL SET; THENCE SOUTH 42 DEG 25 MIN 53 SEC WEST, 19.23 FEET TO A P.K. NAIL SET; THENCE SOUTH 47 DEG 06 MIN 05 SEC EAST, 160.14 FEET TO AN IRON ROD SET; THENCE NORTH 42 DEG 41 MIN 46 SEC EAST, 354.21 FEET TO AN IRON ROD SET IN THE WESTERLY RIGHT-OF-WAY LINE OF BRILEY PARKWAY, WIDTH VARIES; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF BRILEY PARKWAY, SOUTH 00 DEG 42 MIN 29 SEC WEST, 90.75 FEET TO AN IRON ROD SET; THENCE SOUTH 15 DEG 05 MIN 29 SEC EAST, 148.35 FEET TO AN IRON ROD SET; THENCE SOUTH 01 DEG 36 MIN 22 SEC EAST, 191.78 FEET TO AN IRON ROD SET; THENCE SOUTH 18 DEG 46 MIN 00 SEC WEST, 311.61 FEET TO AN IRON ROD SET; THENCE SOUTH 09 DEG 29 MIN 49 SEC WEST, 135.81 FEET TO AN IRON ROD SET; THENCE SOUTH 42 DEG 09 MIN 03 SEC WEST, 135.76 FEET TO AN IRON ROD SET; THENCE SOUTH 39 DEG 05 MIN 09 SEC WEST, 290.50 FEET TO AN IRON ROD SET; THENCE SOUTH 28 DEG 40 MIN 17 SEC WEST, 297.48 FEET TO AN IRON ROD SET; THENCE SOUTH 36 DEG 43 MIN 25 SEC WEST, 224.29 FEET TO AN IRON ROD SET IN THE EASTERLY PROPERTY LINE OF ALAN E. HARDY, ET.UX., AS OF RECORD IN DEED BOOK 4938, PAGE 747, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF BRILEY PARKWAY WITH THE EASTERLY PROPERTY LINE OF SAID ALAN E. HARDY, ET.UX., THE EASTERLY PROPERTY LINE OF THE PROPERTY OF NOI AND QUANG DUONG, AS OF RECORD IN INSTRUMENT NUMBER 20010627-0068315, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY,

TENNESSEE, ANTHONY P. MIGLIORE, AS OF RECORD IN DEED BOOK 5596, PAGE 588, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND RONDOL F. OAKLEY, ET.UX., AS OF RECORD IN DEED BOOK 4004, PAGE 453, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, NORTH 03 DEG 35 MIN 55 SEC EAST, 670.36 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF DON R. AND MARY B. RANKIN, AS OF RECORD IN DEED BOOK 6754, PAGE 217, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE EASTERLY PROPERTY LINE OF SAID DON R. AND MARY B. RANKIN, THE EASTERLY PROPERTY LINE OF THE PROPERTY OF PHILLIP L. AND DORCAS L. SHEFFIELD, AS OF RECORD IN INSTRUMENT NUMBER 20030519-0067789, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, CARL C. KELLEY, AS OF RECORD IN DEED BOOK 3503, PAGE 111, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, MICHAEL E. DAVIS, AS OF RECORD IN DEED BOOK 9116, PAGE 337, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SAID JAMES D. MORELAND, TRUSTEE, NORTH 02 DEG 59 MIN 44 SEC EAST, 340.99 FEET TO AN EXISTING IRON ROD; THENCE NORTH 03 DEG 32 MIN 35 SEC EAST, 414.52 FEET TO AN EXISTING IRON PIPE; THENCE NORTH 43 DEG 01 MIN 23 SEC EAST, 58.44 FEET TO AN EXISTING CONCRETE MONUMENT; THENCE NORTH 03 DEG 56 MIN 31 SEC EAST, 57.67 FEET TO AN IRON ROD SET; THENCE WITH THE NORTHERLY PROPERTY LINE OF JAMES D. MORELAND, TRUSTEE, NORTH 56 DEG 05 MIN 19 SEC WEST, 88.28 FEET TO AN IRON ROD SET; THENCE ALONG A CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 11.07 FEET, THE RADIUS OF WHICH IS 25.00 FEET, THE CENTRAL ANGLE OF WHICH IS 25 DEG 22 MIN 14 SEC, THE CHORD OF WHICH IS NORTH 43 DEG 24 MIN 12 SEC WEST, 10.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 603,603 SQUARE FEET (13.857 ACRES MORE OR LESS).

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BRIDGESTONE (U.S.A.), INC., AS OF RECORD IN DEED BOOK 7766, PAGE 941, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEARINGS BASED ON TENNESSEE STATE PLANE COORDINATE SYSTEM
(NAD-83) 1995.

EXHIBIT B

1. All assessments, Davidson County taxes for the year 2004, liens not yet due and payable, and subsequent years.

2. Subdivision covenants, conditions and restrictions as shown on plat of record in Book 6900, Page 333, in the Register's Office of Davidson County, Tennessee.

3. Subdivision restrictions, building lines and easements as shown on plat recorded February 20, 2004, as Instrument No. 20040220-0019758, with the Register's Office of Davidson County, Tennessee.

4. Easements of record in Book 7628, Page 579, and Book 7628, Page 584, in the Register's Office of Davidson County, Tennessee.

5. Easements of record in Book 1181, Page 555 and Book 4403, Page 94 in the Register's Office of Davidson County, Tennessee.

6. Matters as shown on survey entitled "ALTA/ACSM Land Title Survey of Lot Two, Resubdivision of Lots One & Two, Phase 1 & 2 Briley Corners, a Planned Unit Development," prepared by Cherry Land Surveying, Inc., (R. Scot Cherry, TN RLS No. 1512) dated March 10, 2004.

7. Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances between Bridgestone/Firestone North American Tire, LLC and The Metropolitan Government of Nashville and Davidson County, Tennessee dated July 14, 2004 and recorded in Book _, Page _____ in the Register's Office of Davidson County, Tennessee covering the following described property:

   EASEMENT NO. 1

   A PERMANENT EASEMENT, IRREGULAR IN SHAPE ACROSS A PORTION OF LOT 2 OF BRILEY CORNERS SUBDIVISION, AS OF RECORD IN BOOK 6900, PAGE 333, R.O.D.C., TENNESSEE; THE BOUNDARIES OF THE AFORESAID PERMANENT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

   BEGINNING AT A POINT IN THE SOUTHEASTERLY CORNER OF AN EXISTING PERMANENT EASEMENT TRAVERSING THE AFORESAID LOT, SAID POINT BEING THE SOUTHEASTERLY PROPERTY LINE OF THE AFORESAID LOT AND THE NORTHWESTERLY RIGHT-OF-WAY OF BRILEY PARKWAY, THENCE SOUTHWESTWARDLY ALONG THE SOUTHEASTERLY LINE OF THE AFORESAID LOT 50 FEET, MORE OR LESS, TO A POINT; THENCE NORTHWESTWARDLY 38 FEET, MORE OR LESS, TO A POINT IN THE SOUTHEASTERLY BOUNDARY OF THE AFORESAID EXISTING PERMANENT EASEMENT; THENCE NORTHEASTWARDLY ALONG THE SOUTHEASTERLY BOUNDARY OF THE AFORESAID EXISTING PERMANENT EASEMENT, 60 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

   A 20 FOOT TEMPORARY CONSTRUCTION EASEMENT SOUTHWEST OF AND ADJACENT TO THE AFOREDESCRIBED PERMANENT EASEMENT, THE AFORESAID 20 FOOT TEMPORARY CONSTRUCTION EASEMENT TO BE ABANDONED UPON COMPLETION OF CONSTRUCTION.

   EASEMENT NO. 2

   A 20 FOOT TEMPORARY CONSTRUCTION EASEMENT ACROSS A PORTION OF THE AFORESAID LOT; THE AFORESAID 20 FOOT TEMPORARY CONSTRUCTION EASEMENT BEING NORTHWEST OF AND ADJACENT TO THE NORTHWESTERLY BOUNDARY OF THE AFORESAID EXISTING PERMANENT EASEMENT. THE AFORESAID 20 FOOT TEMPORARY CONSTRUCTION EASEMENT EXTENDS FROM THE SOUTHEASTERLY LINE, (THE NORTHWESTERLY RIGHT-OF-WAY OF BRILEY PARKWAY), SOUTHWESTWARDLY 160 FEET, MORE OR LESS, TO A POINT IN THE AFORESAID LOT. THE AFOREDESCRIBED 20 FOOT TEMPORARY CONSTRUCTION EASEMENT TO BE ABANDONED UPON COMPLETION OF CONSTRUCTION.

   BEING PART OF THE PROPERTY CONVEYED TO BRIDGESTONE (U.S.A) INC., THE DEED FOR WHICH IS OF RECORD IN BOOK 7766, PAGE 941, R.O.D.C., TENNESSEE.