RE-RECORD

Re-recorded to insert date of deed.

Davidson County DEEDWARR
Recvd: 07/21/04 14:55 6pgs
Fees:33.00 Taxes:1295.00
[redacted]
20040721-0087424

This Instrument prepared by:
Stokes Bartholomew Evans & Petree, P.A.(DRH)
424 Church Street Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
The Center for Business and
Technology, Inc.
Attn: Michael D. Baron
652 Old Ezell Road
Nashville, TN 37217

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 183
Parcel 100

Davidson County DEEDWARR
Recvd: 07/22/04 12:57 6pgs
Fees:32.00 Taxes:0.00
20040722-0087831

SPECIAL WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, **INTERCHANGE CITY ASSOCIATES, LTD., L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **THE CENTER FOR BUSINESS AND TECHNOLOGY, INC.**, a Tennessee corporation (the "Grantee"), and Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by this reference.

The conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on EXHIBIT B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 19th day of July, 2004.

INTERCHANGE CITY ASSOCIATES, LTD., L.P.

By: AFPC Equity Investors, Ltd., General Partner

By: 222 Partners, Inc., General Partner

By: _____
Robert E. Lehning, Jr., Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Robert E. Lehning, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of 222 Partners, Inc., a Tennessee corporation, the general partner of AFPC Equity Investors, Ltd., L.P., a Tennessee limited partnership, which is the general partner of Interchange City Associates, Ltd., L.P., a Tennessee limited partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of July, 2004.

Carole M. Maxson
Notary Public

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 7-24-04

263997.1/2047.42

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 19 day of July, 2004.

Barbara S. Williams
Notary Public
My Commission Expires: March 31, 2007

BARBARA S. WILLIAMS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

263997.1/2047.42

EXHIBIT A

A tract of land in the 32nd Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee. Being bounded on the north by Lot 1 as shown on the final plat entitled "Interchange City Industrial Park, Section XXVI", of record in Plat Book 5200, page 222, Register's Office for Davidson County (RODC), Tennessee, on the east by Heil Quaker Boulevard (60-foot right-of-way), on the south by Lot 3 as shown on the final plat entitled "Subdivision of Lot Number One, Interchange City Industrial Park, Section XXXI", of record in Plat Book 6900, page 704, RODC, Tennessee, and by the Firestone Parkway Partners, L.P. property of record in Book 10984, page 972, RODC, Tennessee, and on the west by the John H. Moore and wife, Audrey Moore, property, of record in Book 967, page 141, RODC, Tennessee, and being more particularly described as follows:

Commencing at the easterly terminus of the northerly return curve at the intersection of said Heil Quaker Boulevard and Firestone Parkway (80-foot right-of-way); thence,

With the westerly right-of-way of said Heil Quaker Boulevard for the next two calls:

1. North 47 degrees 02 minutes 53 seconds East, 728.20 feet,

2. In a northerly and easterly direction, along a curve to the left having a radius of 1115.92 feet, a central angle of 03 degrees 25 minutes 47 seconds, an arc length of 66.80 feet and a chord bearing and distance of North 45 degrees 19 minutes 59 seconds East, 66.79 feet to a 5/8-inch iron rod (old) with no cap at the easternmost corner of said Lot 3 and the southernmost corner of the herein described tract, the Point of Beginning; thence,

With the northeasterly line of said Lot 3, North 42 degrees 58 minutes 15 seconds West, 424.28 feet to a 5/8-inch iron rod (old) with no cap; thence,

With the northeasterly line of the said Firestone Parkway Partners, L.P. property, North 61 degrees 27 minutes 10 seconds West, 378.20 feet to a wooden fence post (old); thence,

With the easterly line of the said Moore property, North 02 degrees 48 minutes 03 seconds East, 229.62 feet to a 5/8-inch iron rod (old) with no cap; thence,

With the southerly line of said Lot 1, South 84 degrees 15 minutes 20 seconds East, 913.92 feet to a 3/8-inch iron rod (old) with no cap in the westerly right-of-way of said Heil Quaker Boulevard; thence,

With said westerly right-of-way, in a southerly and westerly direction, along a curve to the right having a radius of 1115.92 feet, a central angle of 36 degrees 22 minutes 18 seconds, an arc length of 708.39 feet and a chord bearing and distance of South 25 degrees 25 minutes 56 seconds West, 696.56 feet to the Point of Beginning and containing 374,290 square feet or 8.593 acres, more or less, described according to the ALTA/ACSM Land Title Survey, dated May 6, 2004, last revised June 11, 2004, prepared by Kenneth R. Shreeve, Tennessee No. 2298, Ragan Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206-0070, Job No. 84-095, Wk.. Order 2100.

Being a portion of the same property conveyed to Interchange City Associates, Ltd., a Tennessee limited partnership, by deed from McDowell Development Corporation, of record in Book 6381, page 227, Register's Office for Davidson County, Tennessee. Interchange City Associates, Ltd., being now known as Interchange City Associates, Ltd., L.P.

EXHIBIT B

1. Real estate taxes for 2004, a lien, not yet due and payable, which have been prorated between the parties.

2. Storm Water Detention Agreement, of record as Instrument No. 20020708-0081613, Register's Office for Davidson County, Tennessee.

3. All matters shown on the ALTA/ACSM Land Title Survey, dated May 6, 2004, last revised June 11, 2004, prepared by Kenneth R. Shreeve, Tennessee No. 2298, Ragan Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206-0070, Job No. 84-095, Wk.. Order 2100, and Surveyor's Report, dated June 10, 2004.