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TEW

Davidson County DEEDWARR
Recvd: 08/13/04 14:16 3pgs
Fees:18.00 Taxes:2474.70

20040813-0098319

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Wilson Sporting Goods 8700 Bryn Mawr Avenue Chicago, IL 60631	Same	Map 121 Parcel 255

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 of which is hereby acknowledged, COUCHVILLE PIKE, LTD., a Tennessee limited partnership, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto WILSON SPORTING GOODS, CO., a Delaware corporation, ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described in Exhibit A attached hereto.

Being a portion of the same property conveyed to Couchville Pike, Ltd. by deed of record in Book 7724, page 537, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 2004 taxes which the parties have agreed to prorate and pay within forty five (45) days after the statements are available.
2. Agreement for Dedication of Easement of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5818, page 55, said Register's Office.
3. Flowage Easement to Thurston Motor Lines, Inc. of record in Book 6042, page 694, said Register's Office.
4. Storm Water Detention Agreement of record in book 6145, page 323, said Register's Office.

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, its successors and assigns forever.

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

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of August 12, 2004.

COUCHVILLE PIKE, LTD.

By: COUCHVILLE PIKE PROPERTIES, INC.

By: Eugene P. Davis
Eugene P. Davis, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene P. David, with whom I am personally acquainted, and who, upon oath, acknowledged him to be the President of **COUHVILLE PIKE PROPERTIES, INC.**, general partner of **COUCHVILLE PIKE, LTD.**, the bargainor, a limited partnership, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the company as general partner of the bargainor by himself as such President.

WITNESS my hand and official seal at Nashville, Tennessee, on this 12th day of August, 2004.

Amy D. Nix
NOTARY PUBLIC

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7-19-08

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $668,838.00.

Thomas C. Scott
Affiant

Subscribed and sworn to before me this 12 day of August, 2004.

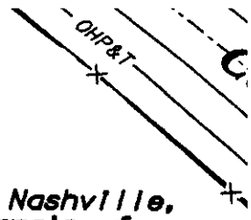
Amy D. Nix
Notary Public

AMY D. NIX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7-19-08

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238

EXHIBIT A



DESCRIPTION

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the northerly margin of Couchville Pike east of Metropolitan Nashville Airport being more particularly described as follows:

STOCK FENC

BEGINNING at an iron pin in the northerly margin of Couchville Pike, said pin being the northwest corner of right-of-way acquisition of record in Book 8555, Page 160, R.O.D.C., and being the most southerly corner of W.P. Duke, Et. ux., of record in Book 2022, Page 306, R.O.D.C.;

THENCE, leaving said margin with the east line of said Duke, N 31° 12' 21" E, 267.76 feet to an iron pin in Pulley Tributary Creek;

THENCE, leaving said Duke with the southerly line of Wilson Sporting Goods Co., of record in Book 5699, Page 997, R.O.D.C., S 17° 07' 16" E, 204.15 feet to an iron pin;

THENCE, continuing with said Wilson Sporting Goods Co., S 69° 16' 21" E, 744.76 feet to an iron pin in the west line of Investors of Tennessee, of record in Bock 5882, Page 110, R.O.D.C.;

THENCE, with said west line, S 20° 43' 40" W, 432.19 feet to an iron pin;

THENCE, with a curve concave to the west having a central angle of 100° 25' 15", a radius of 25.00 feet and a chord of S 70° 56' 30" W, 38.42 feet for an arc length of 43.82 feet to an iron pin in the northerly margin of Couchville Pike;

THENCE, with said margin and a curve concave to the north having a central angle of 11° 52' 17", a radius of 1337.12 feet and a chord of N 52° 54' 50" W, 276.55 feet for an arc length of 277.05 feet to an iron pin;

THENCE, N 46° 58' 41" W, 347.03 feet to an iron pin;

THENCE, N 14° 45' 29" W, 60.06 feet to an iron pin;

THENCE, N 49° 30' 42" W, 284.65 feet to the Point of Beginning.

Containing 285,621 square feet or 6.56 acres, more or less.