Davidson County DEEDWARR
Recvd: 09/27/04 13:06 3pgs
Fees:18.00 Taxes:5550.00
20040927-0116091

FROM: The Pharmacy Cooperative, Inc., a Tennessee corporation

TO: American Pharmacy Cooperative, Inc., an Alabama corporation

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
American Pharmacy Cooperative, Inc.	Same	
1300 Eastern Valley Road		Map 62
Bessemer, AL 35020		Parcel 109

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, A Professional Limited Liability Company, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Walter H. Neil
Affiant

Subscribed and sworn to before me, this the 21st day of September, 2004.

Katherine L. Currey
Notary Public

My Comm. Expires: My Commission Expires SEPT. 30, 2008

KATHERINE L. CURREY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, The Pharmacy Cooperative, Inc., a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto American Pharmacy Cooperative, Inc., an Alabama corporation, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 3 on the Plan of Music City Villa, Section 2, as shown of record in Plat Book 4715, Page 90, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to The Pharmacy Cooperative, Inc., a Tennessee corporation, by Warranty Deed from Lineberry Properties, Inc., a Tennessee corporation, of record as Instrument No. 20020301-0026145 in the Register's Office of Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Subject to all matters as shown on plat, including but not limited to cemetery restrictions, ingress and egress in and to cemetery located on subject property as shown of record in Plat Book 4715, Page 90, Register's Office of Davidson County, Tennessee.

2. Subject to restrictions as shown of record in Book 4546, Page 287, Register's Office of Davidson County, Tennessee.

3. Subject to easement as shown of record as Instrument No. 20011030-0118447, Register's Office of Davison County, Tennessee.

4. Subject to that certain Deed of Trust and Fixture Filing executed by Grantor to Bank of America, N.A., as shown of record as Instrument No. 20020301-0026146, Register's Office of Davidson County, Tennessee (the "Deed of Trust").

5. Rights of tenants in possession as tenants only under unrecorded leases.

This is improved property located at 107 Music City Circle, Nashville, Tennessee 37214.

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 GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not 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.

It is understood and agreed that the consideration referenced above includes Grantee's agreement to assume the unpaid balance of the note secured by the Deed of Trust.

WITNESS its hand this 14 day of September, 2004.

THE PHARMACY COOPERATIVE, INC.,
a Tennessee corporation

By: _____
Name: Chip Forrester
Title: President

STATE OF TN)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Chip Forrester with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged Chip Forrester to be President of The Pharmacy Cooperative, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by Chip Forrester as President.

Witness my hand and seal at office in NASHVILLE, this the 14th day of Sept. 2004.

GEBHARDT HERTOG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
Commission Expires MAR. 31, 2007

_____
NOTARY PUBLIC

My Commission Expires: _____

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