This instrument was prepared by Perrone & Young, 109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027 (PRY)

WARRANTY DEED

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Providence Crossings, LLC Attention: Tom Person 201 Howard Street Greenwood, MS 38930	Same	Map 163, Parcels 389 and 390

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value for this transfer whichever is greater is $ 1,400,000.00

AFFIANT

Sworn to and subscribed before me this 7th day of ~~August~~ October 2004

NOTARY PUBLIC

My commission expires: 7-19-08

CAROLE M. MAXSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

FOR AND IN CONSIDERATION of the sum of $10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, **SC Capital, LLC,** a Tennessee limited liability company, owner of a nine and one hundred seventy-four one-thousandths percent (9.174%) undivided interest in the subject property; **CPI-Realty, L.P.**, a Tennessee limited partnership, owner of a forty-five and four hundred thirteen one-thousandths percent (45.413%) undivided interest in the subject property; and **Smith Realty Interests, LP**, a Tennessee limited partnership, owner of a forty-five and four hundred thirteen one-thousandths percent (45.413%) undivided interest in the subject property, collectively, the "Grantors, have bargained and sold, and by these presents do transfer and convey unto **Providence Crossings, LLC.**, an Arkansas limited liability company, the "Grantee," its successors, and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, as described on **Exhibit A** hereto.

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 it does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

Davidson County DEEDWARR
Recvd: 10/08/04 12:46 7pgs
Fees:38.00 Taxes:5180.00
20041008-0121997

AND Grantors do further covenant and bind themselves, their successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand on this 8th day of ~~August~~ October 2004.

CPI-REALTY, L.P., a Tennessee limited Partnership,

By its General Partner:

Crowe Property Interests, Inc., a Tennessee corporation,

G. NELSON CROWE II, President

SC CAPITAL, LLC, a Tennessee limited liability company

By: _____
THOMAS S. SMITH, Chief Manager

SMITH REALTY INTERESTS, LP, a Tennessee limited partnership

By Its General Partner: Smith Investment Corp., a Tennessee corporation

By: _____
THOMAS S. SMITH, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and or the State and County aforesaid, personally appeared **G. Nelson Crowe II**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Crowe Property Interests, Inc., the general partner of **CPI-Realty, L.P.**, a Tennessee limited partnership, the within named bargainor, 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 limited partnership by himself as President of the general partner of CPI-Realty, L.P.

Witness my hand and seal, at office in Brentwood, Williamson County, Tennessee, this the 26th day of August 2004.

Rebecca L Carey
Notary Public

REBECCA L. CAREY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

My Commission Expires: 2-20-06

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and or the State and County aforesaid, personally appeared **Thomas S. Smith**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Chief Manager of **SC Capital, LLC**, a Tennessee limited liability company, the within named bargainor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Chief Manager of SC Capital, LLC.

Witness my hand and seal, at office in Brentwood, Williamson County, Tennessee, this the 26th day of August 2004.

Rebecca L Carey
Notary Public

REBECCA L. CAREY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

My Commission Expires: 2-20-06

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and or the State and County aforesaid, personally appeared **Thomas S. Smith**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Smith Investment Corp., the general partner of **Smith Realty Interests, LP**, a Tennessee limited partnership, the within named bargainor, 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 limited partnership by himself as President of the general partner of Smith Realty Interest, LP.

Witness my hand and seal, at office in Brentwood, Williamson County, Tennessee, this the 26th day of August 2004.

Rebecca L Carey
Notary Public

REBECCA L. CAREY NOTARY PUBLIC AT LARGE WILLIAMSON CO. TN

My Commission Expires:
2-20-06

EXHIBIT A

Tract 1

Being a tract of land in the southern portion of Davidson County, lying in the 32nd Councilmanic District of Nashville, Tennessee. Bounded on the north by Right-of-Way (ROW) of CSX Railroad (200' ROW), on the east and south by TSC Realty Capital, L.P. as recorded in Instrument #200212050149814, Register's Office Davidson County (RODC), on the west by Hickory Hollow, LTD. as recorded in Book 7034, Page 488 RODC. Tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of Crossings Boulevard and Crossings Circle; thence leaving said centerline intersection North 15°48'55" East 1156.2 feet to a point being the southwest corner of Parcel 389 of Tax Map 163 RODC; thence North 21°38'46" East 290.85 feet to a point; thence North 23°18'40" East 254.28 feet to a point; thence North 19°48'36" East 198.92 feet to the TRUE POINT OF BEGINNING being a set point in the southwest corner of the tract being described, said point also being the northwest corner of parcel 389 as mentioned previously; thence North 19°48'36" East 137.62 feet to a found iron rod w/cap (Littlejohn Eng.) on the southerly ROW margin of the CSX Railroad; thence with said ROW margin and a curve to the right having a radius of 2429.33 feet, an arc length of 115.22 feet, a central angle of 2°43'03", a chord bearing and distance of South 67°48'35" East 115.21 feet to a found iron rod w/cap (Littlejohn Eng.); thence continuing with said ROW South 66°29'05" East 1310.26 feet to a set point; thence leaving said ROW margin South 23°30'55" West 139.99 feet to a set point; thence North 66°29'05" West 1416.55 feet to the true point of beginning.

Containing 198,840 square feet or 4.56 acres. Described according to the ALTA/ACSM Land Title & Topographic Survey, dated June 17, 2004, last revised September 14, 2004, prepared by Robert M. Searson, Tennessee No. 1666, Littlejohn Engineering Associates, 1935 21st Avenue, South, Nashville, Tennessee 37212, Drawing No. 24125.

Tax ID No. Field Book No. USD 062 00, Map 163-0, Parcel 390

Being the same property conveyed to SC Capital, LLC, a Tennessee limited liability company, as to a 9.174% undivided interest, CPI-Realty, L.P., a Tennessee limited partnership, as to a 45.413% undivided interest, and Smith Realty Interests, LP, a Tennessee limited partnership, as to a 45.413% undivided interest, by Quitclaim Deed from Crews Investment Properties of Tennessee, L.L.C., of record as Instrument No. 20040608-0067799, Register's Office for Davidson County, Tennessee.

Tract 2

Being a tract of land in the southern portion of Davidson County, lying in the 32nd Councilmanic District of Nashville, Tennessee. Bounded on the north by Crews Investment Properties of Tn., L.L.C. as recorded in Instrument #200309190139282, Register's Office Davidson County (RODC), also on the north by Right-of-Way (ROW) of CSX Railroad (200' ROW), on the east and south by Crews Investment Properties of Tn., L.L.C. as recorded in 200309190139282 RODC, also on the south by Crews Investment

Properties of Tn., L.L.C. as recorded in Instrument #200309190139280 RODC on the west by Hickory Hollow, LTD. as recorded in Book 7034, Page 488 RODC. Tract being described as follows:

POINT OF COMMENCEMENT being the centerline intersection of Crossings Boulevard and Crossings Circle (60' ROW); thence leaving said centerline intersection North 15°48'55" East 1156.2 feet to the TRUE POINT OF BEGINNING being a set point on the common line of Hickory Hollow, LTD as mentioned previously, said point being the southwest corner of the tract being described; thence North 21°38'46" East 290.85 feet to a found iron rod w/cap (Littlejohn Eng.); thence North 23°18'40" East 254.28 feet to a found iron rod w/cap (Littlejohn Eng.); thence North 19°48'36" East 198.92 feet to a set point, being the northwest corner of the tract being described; thence South 66°29'05" East 1416.55 feet to a set point; thence North 23°30'55" East 139.99 feet to a set point in the southerly ROW margin of the CSX Railroad; thence with said margin of the CSX Railroad South 66°29'05" East 231.40 feet to a set point; thence leaving said ROW margin South 48°59'01" West 835.66 feet to a set point; thence North 11°44'35" West 44.96 feet to a set point; thence North 62°46'15" West 152.43 feet to a set point; thence North 54°43'41" West 268.29 feet to a set point; thence North 60°33'50" West 81.43 feet to a set point; thence North 80°08'16" West 40.05 feet to a set point; thence South 43°33'59" West 48.13 feet to a set point; thence North 15°18'15" East 70.35 feet to a set point; thence North 80°38'49" West 348.32 feet to a set point; thence South 64°53'20" West 351.40 feet to a set point; thence North 25°06'40" West 144.15 feet to the true point of beginning.

Containing 874,253 square feet or 20.07 acres. Described according to the ALTA/ACSM Land Title & Topographic Survey, dated June 17, 2004, last revised September 14, 2004, prepared by Robert M. Searson, Tennessee No. 1666, Littlejohn Engineering Associates, 1935 21st Avenue, South, Nashville, Tennessee 37212, Drawing No. 24125.

Tax ID No. Field Book No. USD 062 00, Map 163-0, Parcel 389

Being part of the same property conveyed to SC Capital, LLC, a Tennessee limited liability company, as to a 9.174% undivided interest, CPI-Realty, L.P., a Tennessee limited partnership, as to a 45.413% undivided interest, and Smith Realty Interests, LP, as to a 45.413% undivided interest, by Quitclaim Deed from SC Realty Capital, L.P., a Tennessee limited partnership, of record as Instrument No. 20040608-0067797, Register's Office for Davidson County, Tennessee.

Together with appurtenant non-exclusive access easement established by Agreement and Grant of record as Instrument No. 20040608-0067800, Register's Office for Davidson County, Tennessee. Metes and bounds description of easement as follows:

Being a proposed Right of Way lying on, over and across lands of Crews Investment Properties of Tn., L.L.C., as recorded in Instrument Number 200309190139282, Registers Office Davidson County (RODC) and lands of Crews Investment Properties of Tn., L.L.C., as recorded in Instrument Number 200309190139280, RODC, lying in the southern portion of Davidson County and in the 32nd Councilmanic District of Nashville, Tennessee. Bounded on the west by the remainder of said Crews Investment Properties of Tn., L.L.C., as recorded in Instrument Number 200309190139282, RODC; bounded on the

north by Hickory Hollow, LTD., as recorded in Book 7034, Page 488, RODC; bounded on the east by TSC Realty Capital, L.P., as recorded in Instrument Number 200212050149814, RODC, by the remaining lands of Crews Investment Properties of Tn., L.L.C., as recorded in Instrument Number 200309190139280, RODC, and by America Properties Company, L.P., as recorded in Book 10523, Page 878, RODC; and bounded on the south by the existing 60' Right of Way (ROW) of Crossings Circle, as shown on Plat Book 7900, Page 36. Tract being described as follows:

Beginning at a point lying on said existing ROW of Crossings Circle, said point being N34°26'42"E, 457.0', from centerline intersection of Crossings Boulevard and Crossings Circle; thence leaving said ROW of Crossings Circle with the following: N38°12'20"E 111.52', to a point; thence on a curve to the left having a radius of 280.20', a length of 138.37', an interior angle of 28°17'42", and having a chord bearing and distance of N23°28'58"E, 136.97', to a point; thence on a curve to the left having a radius of 443.50', a length of 268.96', an interior angle of 34°44'51", and having a chord bearing and distance of N08°01'30"W, 264.86', to a point; thence N25°23'55"W, 169.10', to a point; thence N21°38'46"E, 81.98', to a point; thence S25°23'55"E, 46.40', to a point; thence on a curve to the left having a radius of 15.00', a length of 23.49', an interior angle of 89°42'45", and having a chord bearing and distance of S70°15'18"E, 21.16', to a point; thence N64°53'20"E, 9.18', to a point; thence S25°06'40"E, 59.86', to a point; thence S64°36'05"W, 8.81', to a point; thence on a curve to the left having a radius of 15.00', a length of 23.56', an interior angle of 90°00'00", and having a chord bearing and distance of S19°36'05"W, 21.21', to a point; thence S25°23'55"E, 88.65', to a point; thence on a curve to the right having a radius of 503.50', a length of 305.35', an interior angle of 34°44'51", and having a chord bearing and distance of S08°01'30"E, 300.69', to a point; thence on a curve to the right having a radius of 340.20', a length of 168.59', an interior angle of 28°23'34", and having a chord bearing and distance of S23°32'20"W, 166.86', to a point; thence S38°12'20"W, 111.52', to a point lying on said existing ROW of Crossings Circle; thence along said existing ROW of Crossings Circle N51°48'14"W, 60.00', to the point of beginning.

Containing 46,480 square feet or 1.07 acres. Described according to the ALTA/ACSM Land Title & Topographic Survey, dated June 17, 2004, last revised September 14, 2004, prepared by Robert M. Searson, Tennessee No. 1666, Littlejohn Engineering Associates, 1935 21st Avenue, South, Nashville, Tennessee 37212, Drawing No. 24125.

Together with appurtenant non-exclusive access easement established by Easement Agreement recorded on December 5, 2002 at 20021205-0149815, Register's Office for Davidson County, Tennessee.