Davidson County DEEDWARR
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Fees:23.00 Taxes:2534.50

20041015-0124557

SPECIAL WARRANTY DEED

TO: One Touch Wireless, LLC

FROM: Bramco Properties, Inc.

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
One Touch Wireless, LLC 6543 Murray Lane ~~Nashville, TN~~ 37027 Brentwood TN	Same	Map 107, Parcel 119

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $685,000.00

Affiant

Sworn to and subscribed before me, this 14th day of October, 2004.

Notary Public

My Commission Expires: 7/29/06

TRACI HENRY
Notary Public
At Large
DAVIDSON COUNTY, TENN.
My Commission Expires
July 29, 2006

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bramco Properties, Inc.** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **One Touch Wireless, LLC** (hereinafter called the "Purchaser"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 1877 Air Lane Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 13th day of October, 2004.

SELLER: BRAMCO PROPERTIES, INC.

By: _____
Charles H. Leis, President



STATE OF KENTUCKY)
)
COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Charles H. Leis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Bramco Properties, Inc. within named bargainor, a 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 himself as President.

Witness my hand and seal at office in Louisville, Kentucky, this 13th day of October, 2004.

_____
Notary Public

My Commission Expires:

July 13, 2005

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee being Lot No. 5A on the Plan of the Second Revision of Metropolitan Industrial Park, Phase Two, Section 7, of record in Book B5200, page 483, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Beginning at an iron pin in the south right-of-way of Air Lane Drive, the northwest corner of Lot # 6B, Metropolitan Industrial Park, Phase 2, Section 14, the northeast corner of this tract and continuing as follows: S 40 degrees 27 minutes 00 seconds E, with the west boundary of Lot # 6B, passing through the center of a TVA tower, 309.89 feet in all to an iron pin in the north right-of-way of Interstate Highway #40; thence with the north right-of-way of Interstate Highway #40 as follows, S 47 degrees 35 minutes 00 seconds W, 90.80 feet to a concrete monument; thence S 72 degrees 01 minutes 00 seconds W. 395.92 feet to an iron pin in the north right-of-way of Interstate Highway #40 , thence with a new line, N, 17 degrees 59 minutes 00 seconds W, 278.92 feet to an iron pin in the south right-of-way of Air Lane Drive; thence with a curve to the left having a radius of 705.00 feet; an arc distance of 367.10 feet; a chord bearing of N 64 degrees 53 minutes 35 seconds E, 362. 97 feet to the point of beginning, containing 2.82 acres (122645) square feet as surveyed by Kessinger & Associates, dated January 7, 1983.

BEING the same property conveyed to Bramco Properties L.P. by Deed of record in Book 11131, page 733, Register's Office for Davidson County, Tennessee, Bramco Properties, L.P., became known as New Bramco Properties, Inc. by virtue of Merger-New Bramco Properties, Inc. is now known as Bramco Properties, Inc. pursuant to a name change filed with Tennessee Secretary of State.

LESS AND EXCEPT that property sold to the State of Tennessee by Warranty Deed of record as Instrument No. 20030424-0054898, said Register's Office, described as follows:

Beginning at a point 30.77 feet right of station 516+60.36; thence south 51 degrees 22 minutes 03 seconds west 90.60 feet to a point; thence south 75 degrees 53 minutes 11 seconds west 395.92 feet to a point, said point being 30.17 feet right of station 512+46.74; thence north 14 degrees 11 minutes 34 seconds west 10.00 feet to a point, said point being 39.95 feet right of station 521+44.82; thence north 75 degrees 53 minutes 11 seconds east 393.75 feet to a point being 25.33 feet right of station 517+53.86; thence north 51 degrees 22 minutes 03 seconds east 88.77 feet to the point of beginning and containing 0.111 acres, more or less.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2005, a lien, which are not yet due and payable. Tax Parcel No. 107/119

2. Title to the property conveyed to the State of Tennessee of record in Instrument No. 20030424-0054898, Register's Office for Davidson County, Tennessee.

3. Easement to the United States of America upon the relation and for the use of the Tennessee Valley Authority by Final Decree of record in Book 1298, page 301, said Register's Office.\

4. Right of Way Agreement and Easement to Colonial Pipeline Company of record in Book 3674, page 227 and Book 4947, page 563, said Register's Office.

5. All matters shown on Plat recorded in Book 5200, page 486, said Register's Office.