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FAT

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
MCI Williams LLC C/o Mallard Creek Investors LLC 101 S. Tryon St., Suite 2610 Charlotte, NC 28280	Same	106-67 106-148

Davidson County DEEDWARR
Recvd: 06/09/05 08:13 5 pgs
Fees:28.00 Taxes:37000.00
20050609-0065781

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 of which is hereby acknowledged, RTS Wright Industries, LLC, a Tennessee limited liability company ("Grantor") has bargained and sold, and hereby transfers and conveys unto MCI WILLIAMS LLC, a Delaware limited liability company ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, together with all rights and easements appurtenant thereto, and all right, title and interest of Grantor in, to and under the streets, rights-of-way and roads contiguous thereto; and all buildings and improvements situated on the said real property, including but not limited to the office/industrial buildings known as Doerfer/Wright Industries:

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This is improved property known as 707 Spence Lane and 1520 Elm Hill Pike, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to matters shown on Exhibit B attached hereto.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through and under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused same to be executed as of the 7 day of June, 2005.

RTS WRIGHT INDUSTRIES, LLC

By:_____
Mark Taylor, Governor

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Mark Taylor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Governor of RTS Wright Industries, LLC, a limited liability company, and is authorized to execute this instrument on its behalf.

WITNESS my hand, at office, this ____ day of June, 2005.

LAURA LINCOLN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 22, 2009

_____
Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration or value (whichever is greater) for this transfer is $10,000,000.00.

_____
Affiant

Subscribed and sworn to before me, this ____ day of June, 2005.

LAURA LINCOLN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 22, 2009

_____
Notary Public

My Commission Expires:

_____

EXHIBIT A

Legal Description

Tract I: (707 Spence Lane)

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the southeast quadrant of the intersection of Spence Lane and Cornelia Street and being more particularly described as follows:

BEGINNING at an iron pin at the intersection of the southerly margin of Cornelia Street and the easterly margin of Spence Lane;

THENCE, with said Cornelia, Street, S 79° 23' 05" E, 443.25 feet to a point;

THENCE, S 80° 34' 20" E, 569.62 feet to a point in the west line of Viola Hagan of record in Book 9449, Page 2, R.O.D.C.;

THENCE, with said Hagan, S 00° 27' 54" E, 419.98 feet to an iron pin;

THENCE, with the north line of Premier Graphics, Inc., of record in Instrument No. 2001032829634, R.O.D.C, N 75° 39' 21" W. 636.14 feet to an iron pin:

THENCE, S 09° 51' 42 W", 30.46 feet to an iron pin;

THENCE, N 79° 56' 40" W, 501.72 feet to an iron pin in the easterly margin of Spence Lane;

THENCE, with said margin, N 16° 47' 03" E, 396.63 feet to the Point of Beginning.

Containing 416,743 square feet or 9.57 acres, more or less.

Being the same property conveyed to Fred D. Wright Company, Inc. (predecessor in interest to RTS Wright Industries, LLC) by deed of record in Book 3185, page 92 and Book 4050, page 356, Register's Office for Davidson County, Tennessee.

Tract II (1520 Elm Hill Pike)

Being a parcel of land in Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, being located north of Elm Hill Pike and east of Spence Lane and being Lot 1, as shown on the Final Plat of Second Revision, Wright Industries, of record in Instrument No. 20041215-0149129, Register's Office Davidson County, Tennessee, and being more particularly described on plat of survey prepared by Ronald W. Ferguson, L.S., dated April 7, 2004, last revised March 2, 2005, Job No. 31933-00, as follows:

BEGINNING at a point In the northerly right-of-way of Elm Hill Pike (82-foot right-of way) said point being N 86° 33' 20" E, 79.74 feet from the southwesterly corner of the Lot 3 of the aforementioned plat;

THENCE, leaving said right-of-way and with Lot 1 the following calls:

N 02° 51' 00" E, 1363.12 feet,
S 87° 09' 00" E, 342.22 feet,
S 29° 45' 40" E, 79.94 feet,
N 89° 27' 19" E, 168.90 feet,
S 26° 14' 39" E, 8.06 feet,
S 65° 11' 54" E, 49.10 feet,
S 27° 17' 42" E, 73.30 feet,
S 16° 49' 37" E, 92.33 feet,
S 01° 29' 48" E, 93.26 feet,
S 09° 13' 57" W, 51.38 feet,
S 75° 36' 09" W, 75.04 feet,
S 68° 36' 39" W, 225.00 feet to an iron pin (old) in the north-westerly corner of Lot 5, Baltz Brothers Packing Company of record in Plat Book 7900, Page 370, R.O.D.C.;

THENCE, with the westerly line of Lot 5, S 02° 56' 00" E, 820.48 feet to the northerly right-of-way of Elm Hill Pike;

THENCE, with said right-of-way the following calls:

With a curve to the right 66.06 feet, said curve having a central angle of 03° 57' 04", a radius of 958.00 feet, a tangent of 33.04 feet and a chord of S 84° 34' 48" W, 66.05 feet, S 86° 33' 20" W, 415.61 feet to the Point of Beginning.

Containing 658,749 square feet or 15.12 acres, more or less.

Being part of the same property conveyed to Wright Industries, Inc. (predecessor in interest to RTS Wright Industries, LLC) by deed of record in Book 9576, page 432 and Book 10385, page 670, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2005 and thereafter, a lien not yet due and payable.
2. Matters shown on plat of record in Instrument No. 20041215-0149129, said Register's Office (Tract II).
3. Easements of record in Instrument No. 200003210028726, said Register's Office (Tract II).
4. Landlord's Agreement of record in Instrument No. 20040528-0062836, said Register's Office (Tract II).
5. Unrecorded lease by and between RTS Wright Industries, LLC, as Landlord and Wright Industries, Inc., as Tenant.