This Instrument Prepared By:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County DEEDWARR
Recvd: 08/01/05 15:22 5 pgs
Fees:28.00 Taxes:2904.50
20050801-0089867

File No. 17783-6

Map 105-10-0
Parcel 076.00

ADDRESS NEW OWNER AS FOLLOWS:
Summit Holdings Partnership
c/o Summit Constructors, Inc.
219 Ward Circle, Suite Five
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

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 and sufficiency all of which is hereby acknowledged, Powell Construction Company, Inc., a Tennessee corporation, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto Summit Holdings Partnership, a Tennessee general partnership, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land lying and being in the Davidson County, Tennessee, described as follows, to-wit:

See Attached Exhibit "A."

THIS is improved property, known as: 1516 Fort Negley Boulevard, Nashville, Tennessee 37203.

This conveyance is subject to those matters set forth on Exhibit "B" and taxes for the current year which have been prorated and assumed by the Grantee herein.

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, and its successors and assigns, forever; and, the Grantor further covenants with the said Grantee that Grantor is 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 on the attached Exhibit "B." Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

(Signatures and Notary Acknowledgments on Following Page)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer this the 27th day of July, 2005.

Powell Construction Company, Inc.
a Tennessee corporation

By: Gary F. Clayton
Gary F. Clayton, Corporate Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gary F. Clayton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Corporate Secretary of Powell Construction Company, Inc., the within named bargainor, a Tennessee corporation, and that he, as such Corporate Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Corporate Secretary.

Witness my hand and official on this the 27th day of July, 2005.

Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 785,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of July, 2005.

Notary Public
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Legal Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT 1 OF THE DAVIDSON EQUIPMENT, INC. SUBDIVISION, AS OF RECORD IN PLAT BOOK 6900, PAGE 42, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING IRON ROD IN THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65, WIDTH VARIES, AT A CORNER COMMON WITH THE PROPERTY OF WARREN PAINT AND COLOR CO. AS OF RECORD IN DEED BOOK 5295, PAGE 624, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65 NORTH 15 DEG 21 MIN 48 SEC WEST, 7.80 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 23 DEG 20 MIN 16 SEC WEST, 258.45 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE NORTH 01 DEG 13 MIN 30 SEC WEST, 32.75 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH LOT 2 OF SAID DAVIDSON EQUIPMENT, INC. SUBDIVISION;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 65 WITH THE SOUTHERLY PROPERTY LINE OF SAID LOT 2 SOUTH 82 DEG 55 MIN 35 SEC EAST, 465.47 FEET TO AN IRON ROD SET IN THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION, WIDTH VARIES;

THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION SOUTH 09 DEG 05 MIN 18 SEC EAST, 31.01 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 82 DEG 55 MIN 35 SEC WEST, 13.60 FEET TO AN IRON ROD SET;

THENCE SOUTH 09 DEG 05 MIN 18 SEC EAST, 234.49 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 82 DEG 55 MIN 35 SEC EAST, 13.57 FEET TO AN EXISTING IRON ROD;

THENCE SOUTH 09 DEG 05 MIN 18 SEC EAST, 7.81 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH SAID PROPERTY OWNED BY WARREN PAINT AND COLOR CO.;

THENCE WITH THE NORTHERLY PROPERTY LINE OF WARREN PAINT AND COLOR CO. NORTH 82 DEG 55 MIN 35 SEC WEST, 402.99 FEET TO THE POINT OF BEGINNING, CONTAINING 112,414 SQUARE FEET (2.58 ACRES MORE OR LESS) ACCORDING TO AN ALTA/ACSM LAND TITLE SURVEY OF LOT 1 DAVIDSON EQUIPMENT, INC. SUBDIVISION, PLAT BOOK 6900, PAGE 42 (TAX MAP 105-10, PARCEL 76, 1516 FORT NEGLEY BOULEVARD) PREPARED BY CHERRY LAND SURVEYING, INC., R. SCOT CHERRY, TENNESSEE R.L.S. NO. 1512, DATED JUNE 1, 2005, AS REVISED ON JULY 26, 2005, AND BEARING JOB NO. 05157 BB.

TOGETHER WITH A FIFTY FOOT ACCESS EASEMENT OVER A PORTION OF LOT 2, DAVIDSON EQUIPMENT, INC. SUBDIVISION AS OF RECORD IN PLAT BOOK 6900, PAGE 42, SAID REGISTER'S OFFICE AS SHOWN AND DEPICTED ON SAID PLAN OF RECORD AND FURTHER DESCRIBED IN EASEMENT AGREEMENT OF RECORD IN BOOK 5945, PAGE 419, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO POWELL CONSTRUCTION COMPANY, INC., A TENNESSEE CORPORATION, BY DEED FROM DAVIDSON PARTNERS, A TENNESSEE GENERAL PARTNERSHIP COMPOSED OF FRED C. WHITE AND JIM G. BARRIER OF RECORD IN BOOK 10317, PAGE 207, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BY QUITCLAIM DEED IN BOOK 10340, PAGE 288, SAID REGISTER'S OFFICE.

EXHIBIT "B"

Permitted Encumbrances

1. Rights or claims of parties in possession.
2. Taxes for the year 2005 and subsequent years, not yet due and payable. Tax Map 105-10-0, Parcel 076.00
3. Matters shown on the Plan of Record in Book 6900, page 42, Register's Office for Davidson County, Tennessee, which plan shows an Owner's Certificate, and certain easements and setback lines.
4. Rights of Viacom Outdoor, a Florida corporation, as lessee pursuant to Lease Agreement dated May 22, 2002, of record as Memorandum of Lease in Instrument No. 20021029-0132424, Register's Office for Davidson County, Tennessee.
5. Matters shown on ALTA/ACSM Land Title Survey of Lot 1 Davidson Equipment, Inc. Subdivision Plat Book 6900, Page 42 (Tax Map 105-10, Parcel 76, 1516 Fort Negley Boulevard) prepared by Cherry Land Surveying, R. Scot Cherry, Tennessee R.L.S. No. 1512 dated June 1, 2005, as revised on July 26, 2005, and bearing job no. 05157 BB.
6. Sewer Easement to City of Nashville of record in Book 2293, page 638, Register's Office for Davidson County, Tennessee.
7. Easement for ingress and egress as set out in Book 5945, page 419, Register's Office for Davidson County, Tennessee.
8. Easements and other rights retained by Metropolitan Government of Nashville and Davidson County, Tennessee in and to that portion of Argyle Avenue, now closed, as set out in Metro Ordinance No. 074-954, dated November 13, 1972.
9. Easements and other rights retained by Metropolitan Government of Nashville and Davidson County, Tennessee in and to that portion of Southgate Avenue, the Hamilton Connector, and Trabue Street, now closed, as set out in Metro Ordinance No. 081-748, dated August 26, 1981.
10. Easements and other rights retained by Metropolitan Government of Nashville and Davidson County, Tennessee in and to that portion of Alley #402 1/2, now closed, as set out in Metro Ordinance No. 63-124, dated November 13, 1963.
11. The subject property adjoins a controlled access highway and has no right of access thereto.