Davidson County DEEDWARR
Recvd: 08/01/05 16:17 5 pgs
Fees:28.00 Taxes:9990.00
20050801-0089960

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

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Razorback, LLP 2975 Armory Drive Nashville, TN 37204	Same	106-5-117.01

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, NASHVILLE RDC, LLC, a Tennessee limited liability company ("Grantor") has bargained and sold, and by these presents transfers and conveys unto RAZORBACK, LLP, a Tennessee limited liability partnership ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

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

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of ~~July~~ August, 2005.

NASHVILLE RDC, LLC

By: Frederick R. Keith Jr.
Title: GENERAL MANAGER

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Frederick R. Keith, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the general manager of Nashville RDC, LLC, a limited liability company, and that he as such officer, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained

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

LAURA LINCOLN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 22, 2008

Notary Public

My Commission Expires:

_____

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value (whichever is greater) for this transfer is $2,700,000.00.

Affiant

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

LAURA LINCOLN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMMISSION EXPIRES NOVEMBER 22, 2008

Notary Public

My Commission Expires:

_____

EXHIBIT A

Property Description

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING IRON ROD IN THE WESTERLY RIGHT-OF-WAY OF WOODYCREST AVENUE, AT A CORNER COMMON WITH INTERNATIONAL PAINT, INC. AS OF RECORD IN INSTRUMENT # 20021002119967, AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. SAID IRON ROD BEING THE NORTHEAST CORNER OF THIS TRACT;

THENCE WITH THE WESTERLY RIGHT-OF-WAY OF WOODYCREST AVENUE, SOUTH 42 DEG 03 MIN 29 SEC EAST, 150.52 FEET TO AN IRON ROD SET AT THE NORTHEAST CORNER OF AN ABANDONED RIGHT-OF-WAY AS OF RECORD IN QUARTERLY MINUTES BOOK C-1, PAGE 19 AT THE DAVIDSON COUNTY COURT'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE CONTINUING WITH THE WESTERLY RIGHT-OF-WAY OF WOODYCREST AVENUE, SOUTH 40 DEG 11 MIN 06 SEC EAST, 92.58 FEET TO AN IRON ROD SET AT THE SOUTHEAST CORNER OF SAID ABANDONED RIGHT OF WAY. BEING IN THE WESTERLY RIGHT-OF-WAY OF HACKWORTH STREET;

THENCE WITH THE WESTERLY RIGHT-OF-WAY OF HACKWORTH STREET, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 45 DEG 51 MIN 00 SEC, A CHORD OF SOUTH 16 DEG 13 MIN 42 SEC EAST, 136.33 FEET FOR AN ARC LENGTH OF 140.04 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE WITH THE WESTERLY RIGHT-OF-WAY OF HACKWORTH STREET, SOUTH 065 DEG 46 MIN 38 SEC WEST, 173.63 FEET TO AN EXISTING IRON ROD IN THE NORTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD. SAID ROD BEING 10 FEET NORTH OF THE CENTERLINE OF LEAD TRACK TO WESTERN ELECTRIC PLANT;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY OF HACKWORTH STREET, WITH A LINE 10 FEET NORTH OF AND PARALLEL TO SAID LEAD TRACK WITH THE NORTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD, NORTH 83 DEG 15 MIN 00 SEC WEST, 527.28 FEET TO AN EXISTING IRON ROD;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF SAID LEAD TRACK WITH THE EASTERLY RIGHT-OF-WAY OF CSX TRANSPORTAION RAILROAD, NORTH 06 DEG 30 MIN 42 SEC WEST, 66.28 FEET TO AN IRON ROD SET IN THE NORTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD, NORTH 83 DEG 07 MIN 10 SEC WEST, 18.85 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH INTERNATIONAL PAINT, INC. AS OF RECORD IN INSTRUMENT # 20021002119967 AT THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF CSX TRANSPORTATION RAILROAD WITH THE COMMON LINE OF INTERNATIONAL PAINT, INC., NORTH 04 DEG 03 MIN 38 SEC WEST, 303.83 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE, NORTH 82 DEG 04 MIN 38 SEC EAST. 29.89 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 83 DEG 48 MIN 03 SEC EAST, 229.66 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 07 DEG 49 MIN 28 SEC EAST, 20.28 FEET TO AN IRON ROD SET;

THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1940.00 FEET, A CENTRAL ANGLE OF 03 DEG 02 MIN 56 SEC, A CHORD OF NORTH 88 DEG 05 MIN 24 SEC EAST, 103.22 FEET FOR AN ARC LENGTH OF 103.23 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 89 DEG 36 MIN 52 SEC EAST, 29.35 FEET TO THE POINT OF BEGINNING, CONTAINING 227,810 SQUARE FEET (5.229 ACRES MORE OR LESS).

BEING THE SAME PROPERTY CONVEYED TO NASHVILLE RDC CO., A TENNESSEE GENERAL PARTNERSHIP, OF RECORD IN BOOK 7218, PAGE 855.

Source: 20050801 - 0089959

EXHIBIT B

1. Taxes for 2005 and thereafter, a lien not yet due and payable.
2. Rights for the use of a well contained in the deed of record in Book 1272, page 537, Register's Office for Davidson County, Tennessee.
3. License to construct and maintain a gas pipe of record in Book 4195, page 321, said Register's Office.
4. A 20 foot easement for the operation and maintenance of a 12 inch water main of record in Book 4454, page 679 and Book 4862, page 659, said Register's Office.
5. A Non-Exclusive Right and Easement reserved in the deed of record in Book 7218, page 855, said Register's Office
6. Grant of Overhead Line Easement of record in Book 7365, page 764, said Register's Office.
7. Title to that portion of the premises, if any, embraced within the charter right of way of CSX Railroad.