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DPOB

This instrument prepared by:
Dodson, Parker & Behm, P.C.
Suite 400, 306 Gay Street
Nashville, TN 37201
(615) 254-2291

Davidson County DEEDWARR
Recvd: 10/05/05 14:00 3 pgs
Fees:18.00 Taxes:3885.00
20051005-0120136

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:
PREMIER LEASING, L.L.C.
P. O. Box 998
1401 Toshiba Drive
Lebanon, TN 37087

SEND TAX BILL TO:
SAME

MAP PARCEL NO.:
Map 86
Parcels 50 & 51

FOR AND IN CONSIDERATION of the sum of One Million Fifty Thousand and NO/100 ($1,050,000.00) Dollars, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, LOUIS McREDMOND INVESTMENT GROUP, L.P., a Tennessee limited partnership, acting by and through the duly authorized officer of LOUIS McREDMOND MANAGEMENT, INC. the General Partner of LOUIS McREDMOND INVESTMENT GROUP, L.P. ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto PREMIER LEASING, L.L.C, a Tennessee limited liability company ("Grantee"), its successors, and assigns, all of Grantor's right, title and interest in and to certain real estate in Nashville, Davidson County, Tennessee, which is described as follows (the "Property"):

SEE EXHIBIT A WHICH IS ATTACHED TO THIS DEED AND INCORPORATED INTO THIS DEED AS A PART HEREOF.

Being the same property conveyed to LOUIS McREDMOND INVESTMENT GROUP, L.P., a Tennessee limited partnership by Quitclaim Deed from LOUIS P. McREDMOND, of record in Deed Book 10304, page 753, Register's Office for Nashville, Davidson County, Tennessee.

As a part of this transaction, Grantor, further, has this day bargained and sold and does hereby transfer and convey unto Grantee, its successors, and assigns, all of Grantor's right, title and interest in and to any and all causes of action now existing or previously existing against any tenants in common, joint tenants with rights of survivorship, third parties or any other persons or entities that may be liable to the Grantor by virtue of Grantor's ownership in said Property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $1,050,000.00.

Subscribed and sworn to before me this the 4th day of October, 2005.

Affiant

Notary Public

PHYLLIS R. VANOLST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11-22-08

This is improved property, known as 3540 Central Pike, Nashville, Davidson County, Tennessee.

This conveyance is subject to any and all matters of record, any and all zoning regulations or codes or building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants that Grantor is lawfully seized and possessed of an interest in the said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, other than as provided and excepted herein. Grantor further covenants and binds Grantor, and Grantor's successors and representatives to warrant and forever defend the title to said real estate to the said Grantee, its successors and assigns against the lawful claims of all persons, claiming by, through or under Grantor, but not further or otherwise, and other than as provided and excepted herein.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FORM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS the hand of the duly authorized corporate officer of the Grantor's General Partner this the 4th day of October, 2005.

GRANTOR:
LOUIS McREDMOND INVESTMENT GROUP, L.P., a Tennessee limited partnership
By: LOUIS McREDMOND MANAGEMENT, INC., its General Partner

By: Stephanie Keller
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named STEPHANIE KELLER, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, acknowledged that she was the President of LOUIS McREDMOND MANAGEMENT, INC., the General Partner of LOUIS McREDMOND INVESTMENT GROUP, L.P., a Tennessee limited partnership, the within named bargainor, and that in such capacity, she, being authorized so to do, executed the foregoing Special Warranty Deed for the purposes therein contained, on behalf of the said LOUIS McREDMOND MANAGEMENT, INC., the General Partner of LOUIS McREDMOND INVESTMENT GROUP, L.P., a Tennessee limited partnership.

Witness my hand and seal, at office, this the 4th day of October, 2005.

Phyllis R VanOst
NOTARY PUBLIC

PHYLLIS R. NICHOLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11-22-08

PROPERTY DESCRIPTION
REMAINING PORTION OF TRACT #1 AND RESERVED PARCEL A
OASIS - RANEY INDUSTRIAL LANDS
BOOK 4175, PAGE 117, R.O.D.C., TN
TAX MAP 86, PARCELS 50 AND 51

TRACT 1:
A TRACT OF LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SHOWN AS RESERVED PARCEL "A" ON THE PLAN OF OASIS-RANEY INDUSTRIAL LANDS, OF RECORD IN BOOK 4175, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

TRACT 2:
A TRACT OF LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, SHOWN AS TRACT 1 ON THE PLAN OF OASIS-RAINEY INDUSTRIAL LANDS, OF RECORD IN BOOK 4175, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

INCLUDED IN THE ABOVE DESCRIPTION IS A 7.26 ACRE TRACT OF LAND SHOWN ON A SURVEY ENTITLED "PROPERTY OF LEWIS MCREDMOND & ODELL BINKLEY" PREPARED BY R.L. SPEARS AND DATED 12-5-1994, SHOWING A PORTION OF THE RESERVED PARCEL "A" OF THE OASIS - RANEY INDUSTRIAL LANDS PLAT (BOOK 4175, PAGE 117).

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED HEREFROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

EXCLUSION 1: MAP 86, PARCEL 338 AND PARCEL 346
LOTS 1 AND 2 OF THE RESUBDIVISION OF LOT #1 OF STONER CREEK LIMITED LIABILITY COMPANY, RECORDED IN INSTRUMENT NUMBER 200008280084428, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

EXCLUSION 2: MAP 86, PARCEL 339
A 2.0 ACRE TRACT OF LAND CONVEYED TO ODELL BINKLEY, JR. BY STONER CREEK, LLC, AS RECORDED IN DEED BOOK 10370, PAGE 216, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE DESCRIPTION APPEARING IN SAID DEED BOOK.

APPROXIMATE ACREAGE OF THIS TRACT IS 60.40 ACRES, MORE OR LESS, UTILIZING PLAT AND DEED INFORMATION.

Prepared by: SEC, Inc.
850 Middle Tennessee Boulevard
Murfreesboro, TN. 37129
(615) 890-7901

