SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/08/05 14:46 4 pgs
Fees:20.00 Taxes:777.00
20051108-0135465

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $210,000.00

Bill Inder Walia, Affiant
(Chief Manager of Walia, LLC)

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 10th DAY OF NOVEMBER 2005.

Notary Public

MY COMMISSION EXPIRES: 5th day of May, 2007
(AFFIX SEAL)

ERNEST B. WILLIAMS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBERS**
WALIA, LLC 720 Jones Parkway Brentwood, Tennessee 36027	Same	**Part of** **183-00-0-100.00** **Lot 2**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUALBE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **THE CENTER FOR BUSINESS & TECHNOLOGY, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, BARGAINED AND SOLD, AND BY THESE PRESENTS TRANSFER AND CONVEY UNTO **WALIA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot 2, as more particularly identified on that "Final Plat" of the Center for Business and Technology Heil Quaker Boulevard by Robert M. Searson (NT R.L.S 1666), LittleJohn Engineering Associates, Inc., Subdivision 2005S-226G-13, and filed as Instrument No. 20051006-0120487 on September 20, 2005 in the Register of Deeds Office for Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto (the "Property").

BEING part of the same property conveyed to The Center for Business & Technology, Inc., a Tennessee corporation in Instrument No. 20040721-0087424, and as re-recorded in Instrument No. 20040722-0087831 on July 21, 2004 in the Register of Deed's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record as shown on Exhibit B.

This is improved ☑ unimproved property, being part of Map/Parcel: 183-00-0-100.00, Heil Quaker Boulevard, Davidson County, Nashville, Tennessee.

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, its successors and assigns forever; and it covenants with the said GRANTEE that it lawfully seized and possessed of said land in fee simple, have a good right to

Initials:

W&P Ref# 2373-001 (Walia/Heil)

convey it and the same is unencumbered (except as set forth on Exhibit A attached hereto or as otherwise herein set out); and it further covenants and binds itself, its successors, heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever, claiming by and through or under the Grantor, but not otherwise. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 4th day of November 2005.

THE CENTER FOR BUSINESS & TECHNOLOGY, INC.,
a Tennessee corporation

By: _____
Michael D. Baron, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, Loretta B. Lane, a Notary Public of the State and County aforementioned, personally appeared **MICHAEL D. BARON,** 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 **THE CENTER FOR BUSINESS & TECHNOLOGY, INC.,** the within named bargainor, a Tennessee corporation (the "Corporation"), and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand and seal, this 4th day of November 2005

_____
Notary Public

My Commission Expires: 1-28-06

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

LORETTA B. LANE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Ernest B. Williams IV, Esquire
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219-2008

Initials: _____

EXHIBIT A

FORMAL LEGAL DESCRIPTION

Property located at: Heil Quaker Boulevard, Davidson County, Nashville, Tennessee
Parcel 1: Map/Parcel: 183-00-0-100.00

POINT OF BEGINNING being a found iron rod at the southeast corner of the property being described, said point lying on the westerly ROW margin of Heil Quaker Boulevard; thence leaving said ROW margin North 39°23'42" West 424.28 feet to a found iron rod; thence North 57°52'37" West 5.00 feet to a set point on the common line of lot 2 & 3; thence with said common lines the following: North 32°01'39" East 138.06 feet to a set point; thence South 57°56'04" East 445.88 feet to a set point in the westerly ROW margin of Heil Quaker Boulevard; thence with said ROW margin and with a curve to the right having a radius of 1115.92 feet, an arc length of 276.38 feet, a central angle of 14°11'26", a chord bearing and distance of South 40°05'55" West 275.68 feet to the point of beginning.

Containing 90,199 square feet or 2.07 acres.

EXHIBIT B

EXCEPTIONS

Property located at: Heil Quaker Boulevard, Davidson County, Nashville, Tennessee
Parcel 1: Map/Parcel: 183-00-0-100.00

1. Easement (s) to Nashville Electric Service, as set forth in instrument recorded in Book 8643, page 274.
2. Easement (s) to Metropolitan Government of Nashville & Davidson County, Tennessee, as set forth in instrument recorded in Instrument No. 20041202-0143646 and 20041202-0143647.
3. Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 7170, page 842.
4. Stormwater Detention Agreement of record in Instrument Nos. 20041001-0118774 and 20020708-0081613.
5. Matters shown on "Final Plat" of record as Instrument No. 20051006-0120487 in the Register of Deeds Office for Davidson County, Tennessee.
6. Declaration of Joint Access, Utility and Drainage Easements of record in Instrument No. 20051108-0135459 in the Register of Deeds Office for Davidson County, Tennessee.