Davidson County DEEDWARR
Recvd: 11/16/05 16:14 4 pgs
Fees:23.00 Taxes:6475.00
20051116-0138720

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

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Elm Hill Pike Partners, L.P. c/o Holladay Property Services – Midwest, Inc. 830 Fesslers Parkway, Suite 111 Nashville, TN 37210	Same	Map 106 Parcel 171

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **RTS WRIGHT INDUSTRIES, LLC,** a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **ELM HILL PIKE PARTNERS, L.P.,** a Tennessee limited partnership ("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 improvements and fixtures located thereon and together with all rights and easements appurtenant thereto. Said property is conveyed subject to the matters described on Exhibit B attached hereto.

The source of this description is the prior deed.

This is improved property known as 1612 Elm Hill Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

Grantor covenants with the Grantee that said real property is free from all encumbrances made or suffered by Grantor except as set forth on Exhibit B attached hereto.

Grantor covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 15th day of November, 2005.

RTS WRIGHT INDUSTRIES, LLC, a
Tennessee Limited Liability Company

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 15th day of November, 2005.

_____
Notary Public

PAT McCLENDON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Sept. 30, 2006

My Commission Expires: Sept 30, 2006

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value (whichever is greater) for this transfer is $1,750,000.00.

_____ (on behalf of Buyer)
Affiant

Subscribed and sworn to before me, this 15th day of November, 2005.

_____
Notary Public

PAT McCLENDON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Comm. Exp. Sept. 30, 2006

My Commission Expires: Sept 30, 2006

EXHIBIT A

Land lying in Davidson County, Tennessee, being Lot 2, on the Plat of record in Instrument No. 20041215-0149129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same real property conveyed to Wright Industries, Inc., a Tennessee corporation by Deeds of record in Book 9576, Page 432, and Book 10385, Page 670, Register's Office for Davison County, Tennessee; The said Wright Industries, Inc., having changed its name to RTS Wright Industries, Inc. by Articles of Amendment, of record in Instrument No. 20000608-0057258, said Register's Office; and the said RTS Wright Industries, Inc., having merged into RTS Holdings, Inc., a Delaware Corporation, by Articles of Merger, of record in Instrument No. 20010404-0032876, said Register's Office; and the said RTS Holdings, Inc., having merged into RTS Wright Industries, LLC, a Tennessee limited liability company, by Certificate of Merger, of record as Instrument No. 20010404-0032877, said Register's Office.

This is improved property known as 1612 Elm Hill Pike, Nashville, Tennessee.

EXHIBIT B

1. Taxes for 2006, a lien, not yet due and payable. (Tax Parcel #106/171).

2. All matters as shown on Plat of record in Instrument No. 20041215-0149129, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3770, page 78, and in Instrument No. 20010927-0104629, said Register's Office.

4. Permanent Drainage Easement, Temporary Slope Easement and Temporary Construction Easement of record in Instrument No. 20000321-0028727, said Register's Office.

5. Easements retained in Metropolitan County Council Bill No. 091-95.

6. Matters shown on Survey prepared by Ronald W. Ferguson of Barge, Waggoner, Sumner and Cannon, Inc., dated April 7, 2004, File No. 06067-61, last revised September 21, 2005.

7. Reciprocal Easement Agreement of record as Instrument No. 20050609-0065782, in said Register's Office.