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

File No. 19219-6

Map 094-00-0;
Parcels 020.00, 011.00, 012.00,
019.00, and 013.00 respectively

ADDRESS NEW OWNER AS FOLLOWS:
Holmes Land, LLC
8450 Del Thomas Road
Smyrna, TN 37167

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 11/23/05 11:39 7 pgs
Fees:38.00 Taxes:4995.00
20051123-0141801

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, Cecil L. Saffles and wife, Sharon L. Saffles, hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto Holmes Land, LLC, a Tennessee limited liability company, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

See Attached Exhibit "A" Legal Description.

The herein described property is not now nor ever has been the principal place of residence of the Grantors herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid at closing by the Grantors 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, its successors and assigns, forever; and, the Grantors further covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and the same is unencumbered, except as set forth on the attached Exhibit "B". Grantors do further covenant and bind themselves and their heirs 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.

IN WITNESS WHEREOF, the Grantors have caused their names to be affixed hereto this the 21 day of November, 2005.

Cecil L. Saffles

Sharon L. Saffles

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cecil L. Saffles and wife, Sharon L. Saffles, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 21 day of November, 2005.

Notary Public
My Commission Expires: 3/22/09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,350,000.00.

Affiant

Subscribed and sworn to before me this the 21 day of November, 2005.

Notary Public
My Commission Expires: 3/22/09

EXHIBIT "A"

Legal Description

Tract No. 1:
Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron rod set on the southerly right-of-way line of River Hills Drive, 50 feet in width, at a corner common with the property of Cecil L. Saffles of record in Book 6584, page 805, Register's Office for Davidson County, Tennessee (Tract No. 1); thence, with the southerly right-of-way line of River Hills Drive North 83 deg 34 min 23 sec East 75.12 feet to an iron rod set at a corner common with said Cecil L. Saffles; thence, leaving the southerly right-of-way line of River Hills Drive with the property line of said Saffles for the following three calls:

1) South 02 deg 23 min 14 sec East, 108.63 feet to an existing iron rod;

2) South 84 deg 08 min 59 sec West, 75.00 feet to an iron rod set;

3) North 02 deg 25 min 35 sec West, 107.87 feet.

Being at the point of BEGINNING containing 8,108 square feet or 0.186 acres more or less, according to ALTA/ACSM Land Title Survey of Tax Map 94 Parcels 11, 12, 13, 19 & 20 (1700 River Hills Drive) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated November 7, 2005 and bearing job no. 05261 BB. (Tax Map 094-00-0, Parcel 020.00)

Being part of the same property conveyed to Cecil L. Saffles, by Deed from Olive Merryman, Conservator for Olive Pierce Gates, of record in Book 8531, page 329, Register's Office for Davidson County, Tennessee.

This is unimproved property, known generally as 1705 River Hills Drive, Nashville, TN 37210.

Tract No. 2:
Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron rod set in the northerly right-of-way line of River Hills Drive, 50 feet in width; thence, leaving the northerly right-of-way line of River Hills Drive with the easterly property line of C. C. Elliott, Jr. of record in Book 6971, page 883, Register's Office for Davidson County, Tennessee also being Lots 1A and 1B, River Hills Industrial Park of record in Plat Book 5200, page 564, said Register's Office, North 13 deg 58 min 26 sec East, 57.00 feet (passing an iron rod at 5.42 feet) to a witness line (the "Witness Line") on the top-of-bank of the Cumberland River; thence, with said Witness Line for the following two calls:

1) North 75 deg 35 min 14 sec East, 111.90 feet to an iron rod set;

2) South 88 deg 46 min 52 sec East, 118.82 feet to an iron rod set at a corner common with the property of Cecil L. Saffles of record in Book 8531, page 329 said Register's Office (Tract III);

thence, with the westerly line of said (Tract III), South 08 deg 14 min 14 sec East, 45.18 feet to an iron rod set on the northerly right-of-way line of River Hills Drive; thence, with the northerly right-of-way line of River Hills Drive for the following three calls:

1) South 86 deg 15 min 46 sec West 39.67 feet to an iron rod set;

2) South 83 deg 34 min 23 sec West, 78.16 feet to an iron rod set;

3) South 79 deg 18 min 08 sec West, 132.46 feet.

Being at the point of BEGINNING, containing 12,771 square feet or 0.293 acres more or less within the Witness Line, according to ALTA/ACSM Land Title Survey of Tax Map 94 Parcels 11, 12, 13, 19 & 20 (1700 River Hills Drive) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated November 7, 2005 and bearing job no. 05261 BB. (Tax Map 094-00-0, Parcel 011.00)

INCLUDED in this conveyance is that portion of land adjacent to the above described property along the said Witness Line and lying between the said Witness Line and the low water mark of the Cumberland River. Said portion of land is located generally to the North of the said Witness Line.

Being part of the same property conveyed to Cecil L. Saffles, by Deed from Olive Merryman, Conservator for Olive Pierce Gates, of record in Book 8531, page 329, Register's Office for Davidson County, Tennessee.

This is unimproved property, known generally as 1700 River Hills Drive, Nashville, TN 37210.

Tract No. 3:
Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron rod set on the northerly right-of-way line of River Hills Drive, 50 feet in width at a corner common with Cecil L. Saffles of record in Book 8531, page 329, Register's Office for Davidson County, Tennessee (Tract II); thence, leaving the northerly right-of-way line of River Hills Drive with the easterly line of said (Tract II), North 08 deg 14 min 14 sec West to a witness line (the "Witness Line") on the top-of-bank of the Cumberland River; thence, with the Witness Line for the following three calls:

1) South 88 deg 46 min 52 sec East, 55.88 feet to an iron rod set;

2) North 83 deg 34 min 53 sec East, 72.41 feet to an iron rod set;

3) North 64 deg 36 min 13 sec East, 17.53 feet to an iron rod set at a corner common with Cecil L. Saffles of record in Book 6584, page 805 said Register's Office (Tract No. 2);

thence, with said (Tract No.2) South 03 deg 44 min 14 sec East, 50.07 feet to an iron rod set on the northerly right-of-way line of River Hills Drive; thence, with the northerly right-of-way line of River Hills Drive South 86 deg 15 min 46 sec West 140.75 feet to the point of BEGINNING, containing 6,088 square feet or 0.140 acres more or less, according to ALTA/ACSM Land Title Survey of Tax Map 94 Parcels 11, 12, 13, 19 & 20 (1700 River Hills Drive) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated November 7, 2005 and bearing job no. 05261 BB. (Tax Map 094-00-0, Parcel 012.00).

INCLUDED in this conveyance is that portion of land adjacent to the above described property along the said Witness Line and lying between the said Witness Line and the low water mark of the Cumberland River. Said portion of land is located generally to the North of the said Witness Line.

Being part of the same property conveyed to Cecil L. Saffles, by Deed from Olive Merryman, Conservator for Olive Pierce Gates, of record in Book 8531, page 329, Register's Office for Davidson County, Tennessee.

This is unimproved property on River Hills Drive, Nashville, Tennessee.

Tract No. 4:
Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing iron rod on the southerly right-of-way line of River Hills Drive, 60 feet in width, at the northeast corner of Lot 8-B, River Hills Industrial Park, Section 19, of record in plat Book 5210, page 14, Register's Office for Davidson County, Tennessee; thence, with the southerly right-of-way line of River Hills Drive for the following two calls:

1) North 15 deg 07 min 40 sec East, 5.84 feet to an iron rod set (River Hills Drive 50 feet in width);

2) North 79 deg 18 min 08 sec East, 153.49 feet to an iron rod set at a corner common with Cecil L. Saffles of record in Book 8531, page 329 said Register's Office (Tract I);

thence, leaving the southerly right-of-way line of River Hills Drive with a common line with said Tract I for the following three calls:

1) South 02 deg 25 min 35 sec East, 107.87 feet to an iron rod set;

2) North 84 deg 08 min 59 sec East, 75.00 feet to an existing iron rod;

3) North 02 deg 23 min 14 sec West, 108.63 feet to an iron rod set on the southerly right-of-way line of River Hills Drive;

thence, with the southerly right-of-way line of River Hills Drive North 86 deg 15 min 46 sec East, 167.91 feet to an existing iron rod at a corner common with Barry O. Williams, of record in Book 5611, page 281, said Register's Office; thence, with the westerly property line of Barry O. Williams South 08 deg 10 min 15 sec East, 393.52 feet to an existing iron rod; thence, with the northerly property line of Barry O. Williams, South 82 deg 53 min 52 sec West, 556.67 feet to an existing iron rod on the easterly line of said Lot 8-B, River Hills Industrial Park, Section 19; thence, with the easterly property line of said Lot 8-B, North 14 deg 07 min 49 sec East, 417.51 feet to the point of BEGINNING, containing 181,907 square feet or 4.176 acres more, according to ALTA/ACSM Land Title Survey of Tax Map 94 Parcels 11, 12, 13, 19 & 20 (1700 River Hills Drive) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated November 7, 2005 and bearing job no. 05261 BB. (Tax Map 094-00-0, Parcel 019.00)

Being part of the same property conveyed to Cecil L. Saffles and wife, Sharon L. Saffles by Deed from Hugh D. Claughton, joined by his wife, Helen Claughton, of record in Book 6584, page 805, Register's Office for Davidson County, Tennessee.

This is improved industrial property, known generally as 1707 River Hills Drive, Nashville, TN 37210.

Tract No. 5:
Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron rod set on the northerly right-of-way line of River Hills Drive at a corner common with Cumberland Properties of record in Book 9272, page 897, Register's Office for Davidson County, Tennessee; thence, with the northerly right-of-way line of River Hills Drive South 86 deg 15 min 46 sec West, 25.00 feet to an iron rod set at a corner common with Cecil L. Saffles of record in Book 8531, page 329, said Register's Office (Tract III); thence, with the easterly line of said (Tract III), North 03 deg 44 min 14 sec West, 50.07 feet to an iron rod set on a witness line (the "Witness Line") at the top-of-bank of the Cumberland River; thence, with said Witness Line, North 64 deg 36 min 13 sec East, 26.90 feet to an iron rod set on the westerly property line of said Cumberland Properties; thence, with the westerly line of Cumberland Properties, South 03 deg 44 min 14 sec East, 60.00 feet to the point of BEGINNING, containing 1,376 square feet or 0.032 acres more or less according to ALTA/ACSM Land Title Survey of Tax Map 94 Parcels 11, 12, 13, 19 & 20 (1700 River Hills Drive) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated November 7, 2005 and bearing job no. 05261 BB. (Tax Map 094-00-0, Parcel 013.00).

INCLUDED in this conveyance is that portion of land adjacent to the above described property along the said Witness Line and lying between the said Witness Line and the low water mark of the Cumberland River. Said portion of land is located generally to the North of the said Witness Line.

Being part of the same property conveyed to Cecil L. Saffles and wife, Sharon L. Saffles by Deed from Hugh D. Claughton, joined by his wife, Helen Claughton, of record in Book 6584, page 805, Register's Office for Davidson County, Tennessee.

This is unimproved industrial property on River Hills Drive, Nashville, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

1. Taxes for the year 2006 and subsequent years, not yet due and payable. Tax Map 094-00-0, Parcels 011.00, 020.00, 012.00, 019.00, and 013.00
2. Flowage Easement granted to United States of America for the Cheatham Lock and Dam Project, of record in Book 2195, Page 438, Register's Office for Davidson County, Tennessee. (Pertains to Tract Nos. 2 & 3)
3. Flowage Easement granted to United States of America for the Cheatham Lock and Dam Project, of record in Book 2200, Page 123, Register's Office for Davidson County, Tennessee. (Pertains to Tract No. 5)
4. Title to that portion of the premises embraced within the bounds of the high and low water mark of the Cumberland River.
5. Title to that portion of the premises embraced within the bounds of any roads or highways, including Pumping Station Road, now River Hills Drive.
6. Matters shown on ALTA/ACSM Land Title Survey of Tax Map 94 Parcels 11, 12, 13, 19 & 20 (1700 River Hills Drive) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated November 7, 2005 and bearing job no. 05261 BB.