318
L. Lincoln

Davidson County DEEDWARR
Recvd: 12/06/05 13:30 4 pgs
Fees:23.00 Taxes:1609.50
20051206-0146778

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)
Demo Plus Properties, LLC 5107 Maryland Way Brentwood, TN 37027	Same	Map 106 Parcel 165

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 **DEMO PLUS PROPERTIES, LLC,** a Tennessee limited liability company ("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.

This is improved property known as 1600 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 2nd day of December, 2005.

RTS WRIGHT INDUSTRIES, LLC, a
Tennessee Limited Liability Company

By:_____
Mark Taylor, Governor

STATE OF TN)

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 2nd day of December, 2005.

_____
Notary Public

My Commission Expires:_____

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

STATE OF TN)

COUNTY OF Davidson

The actual consideration or value (whichever is greater) for this transfer is $435,000.00.

_____ (on behalf of Buyer)
Affiant

Subscribed and sworn to before me, this 2nd day of December, 2005.

_____
Notary Public

My Commission Expires:_____

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

EXHIBIT A

Land lying in Davidson County, Tennessee, being Lot 5 on the Plat of Baltz Brothers Packing Company Property, of record in Plat Book 7900, page 369, 370 and 371, as amended and re-recorded in Plat Book 7900, page 918, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to RTS Wright Industries, LLC in Instrument No. 20020308-0029142 Register's Office for Davidson County, Tennessee. The foregoing description is the same as in said deed.

EXHIBIT B

1. Taxes for 2006, a lien, not yet due and payable. (Tax Parcel #106/165).

2. All matters as shown on Plat of record in Book 7900, page 369-371 and Plat Book 7900, page 918, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement in Book 10836, page 350, Said Register's Office.

4. Matters shown on Survey prepared by Phillip E. Holmes, Jr., RLS NO. 1728 of Volunteer Land Surveying Services, File No. 25137, dated November 1, 2005, last revised December 2, 2005.