Nashville/LCT

This instrument was prepared by:

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Kansas City, Missouri 64111

Davidson County DEEDWARR
Recvd: 12/07/05 11:55 9 pgs
Fees:48.00 Taxes:11285.00
20051207-0147270

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
H-M Georgia, LLC 1524 North Corrington Kansas City, Missouri 64120	H-M Georgia, LLC 1524 North Corrington Kansas City, Missouri 64120	Tax Map 106 Parcel 102.00 Parcel 155.00 Parcel 142.00

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, LCT, L.P., a Tennessee limited partnership (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto H-M Georgia, LLC, a Georgia limited liability company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

See Exhibit A attached hereto and incorporated herein by reference

Tract 1

Being the same property conveyed to LCT, L.P., by Deed of Record in Book 9861, page 109 Register's Office, Davidson County, Tennessee.

Tract 3

Being the same property conveyed to LCT, L.P., by Deed of Record in Book 9861, page 101

Register's Office, Davidson County, Tennessee.

Tract 4

Being the same property conveyed to LCT, L.P., by Deed of Record in Book 9861, page 116, Register's Office, Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2006 and subsequent years and those matters listed on Exhibit B attached hereto.

This is improved property commonly known as 548 Spence Road, 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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on Exhibit B and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 5th day of December, 2005.

LCT, L.P., a Tennessee limited partnership

By: LCT Properties, LLC, its general partner

By: _____
Lester Turner, Jr., Chief Manager

Notary acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, JONI MILLER of the state and county mentioned, personally appeared Lester Turner, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Chief Manager of LCT Properties, LLC and who, upon oath, acknowledge such entity to be the general partner of the within named bargainor, a Tennessee limited partnership, and that such Chief Manager of LCT Properties, LLC acting as general partner of the within named bargainor, executed the foregoing instrument for the purpose therein contained, by personally signing his name as the chief manager of LCT Properties, LLC on behalf of the within named bargainor.

Witness my hand, at office, this 5th day of December, 2005.

_____
Notary Public

My Commission Expires: 1/26/08

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE}
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater for this transfer is $3,050,000.00.

H-M Georgia, LLC, a Georgia limited liability company

Timothy R. Murphy
Trustee Under Trust Agreement
Dated April 21, 1995 as Amended
Authorized Member
Affiant

Subscribed and sworn to before me this the 5th day of December, 2005.

Notary Public

My Commission Expires: 1/26/08

JONI MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION TRACT NO. 1 – NASHVILLE SITE

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 ON THE PLAN OF KENWORTH OF TENNESSEE, AS SHOWN ON PLAT OF RECORD IN BOOK 6250, PAGE 739, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SUBJECT PROPERTY.

PROPERTY DESCRIPTION TRACT NO. 3

A TRACT OF LAND IN THE FIFTEENTH COUCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, LYING SOUTH OF ELM HILL PIKE, NORTH OF SEABOARD SYSTEM RAILROAD LEAD TRACK SERVING METROPOLITAN INDUSTRIAL PARK, AND LYING WESTERLY OF MILL CREEK, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED NOVEMBER 14, 2005, JOB NUMBER 2005-050 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN EXISTING AXLE IN THE COMMON BOUNDARY BETWEEN THE KILE
PROPERTIES TRACT (PARCEL 157.00-TAX MAP 106-00) AND THE JOSEPH E. SULLIVAN ET
AL. TRACT (PARCEL 35.00-TAX MAP 106-00); SAID AXLE BEING SOUTH 02 DEGREES 37
MINUTES WEST, 378.44 FEET, MORE OR LESS, FROM THE SOUTHERLY MARGIN OF ELM
HILL PIKE, AND BEING EASTWARDLY 1192 FEET, MORE OR LESS, FROM SPENCE LANE;
THENCE,

1) WITH THE SOUTHERLY PROPERTY LINE OF SAID JOSEPH E. SULLIVAN ET AL. PROPERTY AS OF RECORD IN DEED BOOK 11649, PAGE 201, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SOUTH 86 DEGREES 53 MINUTES 27 SECONDS EAST, 227.52 FEET TO AN IRON ROD (NEW); THENCE,

2) NORTH 40 DEGREES 47 MINUTES 26 SECONDS EAST, 136.62 FEET TO AN EXISTING POST AT THE MOST WESTWARDLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO JAMES W. AYERS AS OF RECORD IN DEED BOOK 7050, PAGE 618, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

3) WITH THE SOUTHWESTERLY PROPERTY LINE OF SAID AYERS, SOUTH 50 DEGREES 56 MINUTES 54 SECONDS EAST, 307.79 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY MARGIN OF THE SAEBOARD SYSTEM RAILROAD LEAD TRACK TO THE METROPOLITAN INDUSTRIAL PARK; THENCE,

4) WITH SAID NORTHERLY MARGIN, SOUTH 45 DEGREES 43 MINUTES 41 SECONDS WEST, 216.62 FEET TO AN IRON ROD (NEW); THENCE,

5) WITH AN OFFSET IN SAID NORTHERLY MARGIN, NORTH 44 DEGRESS 40 MINUTES 18 SECONDS WEST, 10.00 FEET TO AN IRON ROD (NEW); THENCE,

6) IN A SOUTHERWESTWARDLY DIRECTION WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 533.69-FEET, A CENTRAL ANGLE OF 30 DEGREES 04 MINUTES 00 SECONDS, FOR AN ARC LENGTH OF 280.06 FEET TO A POINT; SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 60 DEGREES 49 MINUTES 58 SECONDS WEST, 276.86 FEET; THENCE,

7) SOUTH 75 DEGREES 52 MINUTES 00 SECONDS WEST, 177.73 FEET TO A POINT AT THE SOUTHEASTERLY PROPERTY CORNER OF LOT NO. 2 AS SHOWN ON THE PLAN OF KENWORTH OF TENNESSEE AS OF RECORD IN PLAT BOOK 6250, PAGE 739, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

8) WITH THE EASTERLY PROPERTY LINE OF SAID LOT NO. 2, NORTH 02 DEGREES 33 MINUTES 00 SECONDS EAST, 317.19 FEET TO A POINT; THENCE,

9) NORTH 02 DEGREES 37 MINUTES 00 SECONDS EAST, 36.22 FEET TO AN IRON ROD (OLD) AT THE SOUTHEASTERLY PROPERTY CORNER OF LOT NO. 1 AS SHOWN ON THE PLAN OF ROLLINS SUBDIVISION AS OF RECORD IN PLAT BOOK 6200, PAGE 284, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE,

10) WITH THE EASTERLY PROPERTY LINE OF SAID LOT NO. 1, IN PART, NORTH 03 DEGREES 58 MINUTES 22 SECONDS EAST, 72.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 174,992 SQUARE FEET OR 4.017 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACM LAND TITLE SURVEY OF 1999.

IN ADDITION TO THE LAND ABOVE DESCRIBED, AN EASEMENT FOR COMMON INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC OVER, ACROSS AND UPON THE FOLLOWING DESCRIBED PROPERTY IS ALSO CONVEYED HEREIN TO BE USED IN COMMON FOR THE BENEFIT OF SAID PROPERTY AND

OTHER ADJOINING PROPERTIES OF THE GRANTORS, THEIR SUCCESSORS, HEIRS OR ASSIGNS.
THE EASEMENT CONVEYED HEREIN BEGINS AT A POINT IN THE SOUTHERLY MARGIN OF ELM HILL PIKE, SAID POINT BEING THE MOST NORTHERLY NORTHWESTERN CORNER OF A 4.62 ACRE TRACT OF LAND DESCRIBED ACCORDING TO A SURVEY MADE BY BARGE, WAGGONER, SUMNER & CANNON DATED JULY 28, 1973 AND FULLY DESCRIBED IN THE QUITCLAIM DEED FROM BALTZ BROTHERS PACKING COMPANY TO ROBERT J. BALTZ, JR. ET AL. OF RECORD IN BOOK 4925, PAGE 997, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE; THENCE WITH SAID MARGIN, NORTH 76 DEGREES 31 MINUTES 56 SECONDS EAST, 55.0 FEET TO A POINT; THENCE, SOUTH 0 DEGREES 39 MINUTES 27 SECONDS WEST, 164.07 FEET TO A POINT; THENCE, SOUTH 39 DEGREES 01 MINUTES WEST 279.67 FEET TO A POINT IN THE WESTERLY BOUNDARY OF THE AFORESAID 4.62 ACRE TRACT; THENCE WITH SAID WESTERLY BOUNDARY, NORTH 50 DEGREES 59 MINUTES WEST 25.00 FEET TO A POINT; THENCE NORTH 39 DEGREES 01 MINUTES EAST 280.0 FEET TO A POINT; THENCE NORTH 13 DEGREES 28 MINUTES 04 SECONDS WEST, 139.08 FEET TO THE POINT OF BEGINNING; CONTAINING 12,410 SQUARE FEET OR 0.2 ACRES, MORE OR LESS, SAID DESCRIPTION TAKEN FROM THE RECORDED DEEDS.

PROPERTY DESCRIPTION TRACT NO. 4

A TRACT OF LAND IN THE FIFTEENTH COUNCILMANIC DISTRICT OF METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BOUNDED ON THE SOUTH BY INTERSTATE 40 HIGHWAY, ON THE NORTH BY SEABOARD SYSTEM RAILROAD LEAD TRACK AND ON THE WEST BY THE ORIGINAL RIGHT-OF-WAY OF SPENCE LANE AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED NOVEMBER 14, 2005, JOB NUMBER 2005-050 AND PROCEEDING AS FOLLOWS:

BEING AT A P.K. NAIL (NEW) ON THE SOUTHERLY MARGIN OF THE SEABOARD SYSTEM RAILROAD LEAD TRACK AT THE INTERSECTION OF SAID LEAD TRACK AND THE EASTERLY RIGHT-OF-WAY LINE OF THE ORIGINAL RIGHT-OF-WAY OF SPENCE LANE, A 50-FOOT RIGHT-OF-WAY; THENCE,

1) WITH THE SOUTHERLY MARGIN OF SAID LEAD TRACK, AND WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 448.34-FEET, A CENTRAL ANGLE OF 25 DEGREES 07 MINUTES 19 SECONDS, FOR AN ARC LENGTH OF 196.58 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 65 DEGREES 41 MINUTES 40 SECONDS EAST, 195.01 FEET; THENCE,

2) SOUTH 53 DEGREES 08 MINUTES 00 SECONDS EAST, 62.97 FEET TO AN IRON ROD (NEW); THENCE,

3) IN A SOUTHEASTWARDLY DIRECTION WITH A CURVE TO THE LEFT HAVING A RADIUS OF 508.34-FEET, A CENTRAL ANGLE OF 51 DEGREES 00 MINUTES 00 SECONDS, FOR AN ARC LENGTH OF 452.48 FEET TO AN IRON ROD (NEW); SAID CURVE HAS A CHORD BEARING AND DISTANCE OF SOUTH 78 DEGREES 38 MINUTES 02 SECONDS EAST, 437.69 FEET; THENCE,

4) SOUTH 13 DEGREES 59 MINUTES 49 SECONDS EAST, 1.54 FEET TO AN IRON ROD (NEW) IN THE NORTHERLY MARGIN OF INTERSTATE 40; THENCE,

5) WITH THE NORTHERLY MARGIN OF SAID INTERSTATE 40, SOUTH 77 DEGREES 06 MINUTES 00 SECONDS WEST, 443.77 FEET TO AN IRON ROD (NEW); THENCE,

6) NORTH 79 DEGREES 18 MINUTES 00 SECONDS WEST, 255.00 FEET TO AN IRON ROD (NEW) IN THE EASTERLY RIGHT-OF-WAY LINE OF THE ORIGINAL RIGHT-OF-WAY OF THE AFOREMENTIONED SPENCE LANE; THENCE,

7) WITH THE ORIGINAL RIGHT-OF-WAY LINE OF SAID SPENCE LANE, NORTH 05 DEGREES 40 MINUTES 00 SECONDS EAST, 258.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 83,057 SQUARE FEET OR 1.906 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENT OF AN ALTA/ACSM LAND TITLE SURVEY OF 1999.

EXHIBIT B

1. Taxes for the year 2006, a lien, which are not yet due and payable. (Tax Parcel #106/155 # 106/112; #106/142; and #106/102)

2. All matters shown on Plat recorded in Book 6250, page 739, Register's Office for Davidson County, Tennessee. (Tract 2).

3. Easements retained in Metro Ordinance No. 70-1079 and access rights as referenced in Book 4424, page 292, said Register's Office. (Tract 1, 2 and 4)

4. Deed of Conveyance to Metropolitan Government of Nashville and Davidson County Department of Water and Sewerage Services, of record in Book 4400, page 976, said Register's Office. (Tract 2 and 4)

5. Easement(s) to the City of Nashville, as set forth in Instrument recorded in Book 1509, page 424, said Register's Office. (Tract 2)

6. Rights of the Railroad under a Charter Right-of-Way, if any. (Tracts 2, 3, and 4)

7. Easement for ingress and egress as of record in Book 9861, page 101, said Register's Office. (Tracts 3 and 4)

8. All matters shown on Survey Job No. 2005-050, dated November 14, 2005, last revised December 1, 2005, and prepared by James G. Terry of James Terry & Associates, Surveyors. (Tracts 1, 2, 3 and 4)