31B
S&R
Tract

SPECIAL WARRANTY DEED

TO:	Batten & Shaw Partnership	This instrument was prepared by: Sherrard & Roe, PLC 424 Church Street, Suite 2000
FROM:	American Pharmacy Cooperative, Inc.	Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Batten & Shaw Partnership 107 Music City Circle, Suite 301 Nashville, TN 37214	Same	Map 62, Parcel 109

Davidson County DEEDWARR
Recvd: 12/19/05 11:58 4 pgs
Fees:23.00 Taxes:5087.50
20051219-0151781

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ~~$1,375,000.00~~

Affiant

Sworn to and subscribed before me, this ___ day of December, 2005.

My Commission Expires: _____

Notary Public

DAWNELLE B. SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Dawnelle B. Smith
My Commission Expires
January 27, 2007
STATE OF TENNESSEE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **American Pharmacy Cooperative, Inc.** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto, **Batten & Shaw Partnership** (hereinafter called the "Buyer") and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 107 Music City Circle, Nashville, Davidson County Tennessee.

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

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), 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, Seller has caused this Special Warranty Deed to be executed effective as of the 15 day of December, 2005.

SELLER: American Pharmacy Cooperative, Inc., a Tennessee corporation

By: Sue Smith

Title: Chief Financial Officer

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

Before me, Marie Agnes Knight, a Notary Public in and for the County and State aforesaid, personally appeared Sue Smith with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ herself to be CFO of American Pharmacy Cooperative, Inc. the within named bargainor, a corporation, and that she as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ~~himself as~~ herself CFO.

Witness my hand and seal at office in Birmingham, Alabama, this 15th day of December, 2005.

Marie Agnes Knight
Notary Public

My Commission Expires:
2-8-2008

MARIE AGNES KNIGHT NOTARY PUBLIC ALABAMA STATE AT LARGE

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 3, on the Plan of Music City Villa, Section 2, as shown on plat of record in Plat Book 4715, page 90, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to American Pharmacy Cooperative, Inc., an Alabama corporation, by Deed of Record in Instrument No. 20040927-0116091, Register's Office for Davidson County, Tennessee.

EXHIBIT B
PERMITTED EXCEPTIONS

1. Taxes for the year 2006.

2. Subject to restrictions as of record in Book 4546, page 287.

3. Easement Agreement as of record in Instrument No. 20011030-0118447.

4. Rights of tenants in possession as "Tenants Only" under unrecorded lease(s).

5. Terms and Provisions of Lease of record in Book 10719, page 275, as amended in Instrument No. 20010327-0029122 as assigned in Instrument No. 20011030-0118448.