THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203-1304

ADDRESS NEW OWNERS:	PARTY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NO.:
Edward Ray Bowles, Sr. and Bowles Farms, L.P. 118A Public Square Gallatin, Tennessee 37066	New Owners	019-14-0 005.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Million Four Hundred Thousand and No/100 ($1,400,000.00) Dollars cash in hand paid to D-DOZEN, LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto EDWARD RAY BOWLES, SR. and BOWLES FARMS, L.P., a Tennessee limited partnership (collectively "Grantees"), as tenants in common, an undivided fifty percent (50%) interest to each, their respective heirs, successors, and assigns, certain real property (the "Property") in Davidson County, Tennessee, described in Exhibit "A", attached hereto and incorporated herein by this reference.

This is improved property known as 405 Long Hollow Pike, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD, the Property with the appurtenances, estate, title, and interest thereto belonging to Grantees, their respective heirs, successors, and assigns, forever, Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered except for those matters set forth in Exhibit "B", attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the Property to Grantees, their respective heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

Davidson County DEEDWARR
Recvd: 01/03/06 15:04 4 pgs
Fees:23.00 Taxes:5180.00
20060103-0000699

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

Edward Ray Bowley Sr
AFFIANT

Subscribed and sworn to before me this 30th day of December, 2005.

Notary Public

JAN MINSHALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
9-19-09

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 30th day of December, 2005.

GRANTOR:

D-DOZEN, LLC,
a Tennessee limited liability company

By: Deborah S Locke
DEBORAH S. LOCKE, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY APPEARED BEFORE ME, Jan Minshall, a Notary Public, Deborah S. Locke, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained and who further acknowledged that she is Chief Manager of D-Dozen, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

WITNESS MY HAND, at office this 30th day of December, 2005.

NOTARY PUBLIC

JAN MINSHALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
9-19-09

EXHIBIT "A"

LEGAL DESCRIPTION

BEING land in Davidson County, Tennessee, being more particularly described as follows:

BEING a tract of land in the Second, formerly the Tenth, Civil District of Davidson County, Tennessee, located within the corporate limits of the City of Goodlettsville, being Lot No. 7 as shown on the Plat of Section 6, Northgate Industrial Park, of record in Book 5210, Page 394, in the Register's Office for said County, lying on the southerly margin of Long Hollow Pike and more fully described as follows:

BEGINNING at the northeast corner of Section 5, Northgate Industrial Park, of record in Book 5190, Page 515, Register's Office for said County; thence with the margin of said southerly right-of-way of Long Hollow Pike, North 42 degrees 33 minutes 14 seconds East and a 1474.39 foot radius curve to the left, 110 feet to an iron pin, said curve having a chord bearing and distance of North 42 degrees 33 minutes 14 seconds East, 109.975 feet; thence South 45 degrees 18 minutes 54 seconds East, 215 feet to an iron pin; thence South 42 degrees 33 minutes 16 seconds West, 110 feet to an iron pin; thence North 45 degrees 18 minutes 31 seconds West, 215 feet to an iron pin in the southerly margin of Long Hollow Pike, being the point of beginning and containing .541 acres, more or less.

BEING the same property conveyed to D-Dozen, LLC by deed of record as Instrument Number 20030731-0108941, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

TITLE EXCEPTIONS

1. Davidson County and City of Goodlettsville real property taxes for the year 2005, a lien, presently due and payable;

2. All matters shown on a plat of record in Book 5210, Page 394, Register's Office for Davidson County, Tennessee ("RODC"); and,

3. A Memorandum of Lease dated July 28, 2003 by and between Captain D's, LLC, a Delaware limited liability company, and Grantor, of record as Instrument Number 20030731-0108943, RODC.