3/8
BCCB
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Hillwood Bottling, LLC c/o The Pepsi Bottling Group 1 Pepsi Way Somers, NY 10589 ATTN: Tax Department	Map/Pars: 118-11-0-168.00 118-11-0-170.00 118-11-0-173.00	Same

Davidson County DEEDWARR
Recvd: 01/05/06 15:57 4 pgs
Fees:23.00 Taxes:6197.50
20060105-0001881

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC
1600 Division Street, Suite 700, Nashville, TN 37203

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lee A. Beaman (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Hillwood Bottling, LLC, a Delaware limited liability company (the "Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Subject to real property taxes for 2005 which shall be paid by Grantee; and subject to 2006 real property taxes, a lien but not yet due and payable, which have been assumed by Grantee.

2. All matters shown on the plat of record in Plat Book 2, page 173, Register's Office for Davidson County, Tennessee.

3. Storm Water Detention Agreement of record in Book 7696, page 752, Register's Office for Davidson County, Tennessee. (as to Tract I).

4. Lack of access to and from a controlled access highway (as to Tract III).

This is property located at 715 Thompson Lane, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein.

Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,675,000.00.

Affiant

Subscribed and sworn to before me this 5th day of January 2006.

Notary Public

My Commission Expires: 11-

LORETTA B. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

1211077 v1
009300-002 01/05/06

IN WITNESS WHEREOF, the Grantor has executed this Deed this 4th day of January, 2006.

LEE A. BEAMAN

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, Cathy Q. Zaborowski, Notary Public, Lee A. Beaman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of January, 2006.

Notary Public
My Commission Expires:

CATHY Q. ZABOROWSKI
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY, TENN.

Commission Expires MAR. 22, 2009

EXHIBIT A

Tract I

Certain Real Property at 715 Thompson Lane in the 33rd Council District of Nashville, Davidson County, Tennessee, and being more particularly described according to a Boundary Survey prepared on January 27, 2002, by Walter H. Davidson Registered Land Surveyor No.1467; Walter Davidson & Associates, 5127 Marc Court, Nashville, Tennessee 37211 as follows:

Beginning at a concrete monument in the southern right of way of Thompson Lane, said monument being South 83 degrees 32 minutes 03 seconds 238.53 feet from the intersection of the centerlines of Thompson Lane and East Iris Drive and being the northwest corner of the property conveyed to Vanderbilt University by deed of record in Book 3031, page 491, R. O. D. C.T.;

Thence with Vanderbilt's western line, South 03 degrees 51 minutes 39 seconds west a distance of 799.34 feet to an iron rod in the common line with 100 Oaks L.P. as of record in Book 9705, page 559, R.O.D.C.T.;

Thence with 100 Oaks' line North 86 degrees 08 minutes 21 seconds west a distance of 50.63 feet to an iron rod set;

Thence continuing with 100 Oaks' line North 3 degrees 52 minutes 18 seconds east a distance of 349.72 feet to an iron rod;

Thence continuing with 100 Oaks' line, North 86 degrees 02 minutes 18 seconds west a distance of 198.70 feet to an iron rod;

Thence continuing with 100 Oaks' line, North 03 degrees 51 minutes 39 seconds east a distance of 499.87 feet to an iron rod in the southern right of way of Thompson Lane;

Thence with said right of way of Thompson Lane, South 86 degrees 00 minutes 00 seconds east a distance of 249.26 feet to the point of beginning of Tract I.

Containing 129804.09 square feet or 2.98 acres more or less.

Tract II

Certain real property of 715 Thompson Lane in the 33rd Council District of Nashville, Davidson County, Tennessee, and being more particularly described according to a Boundary Survey, prepared on January 27, 2002, by Walter H. Davidson Registered Land Surveyor No.1467, Walter Davidson & Associates, 5127 Marc Court, Nashville, Tennessee 37211, as follows:

Beginning at an iron rod in the southern right of way of Thompson Lane, said monument being South 71 degrees 18 minutes 24 seconds East 170.83 feet from the intersection of the centerlines of Thompson Lane and East Iris Drive and being the northeast corner of the property conveyed to Vanderbilt University by deed of record in Book 3031, page 491, R.O.D.C.T.;

Thence with said right of way of Thompson Lane South 86 degrees 00 minutes 00 seconds east for 170.30 feet to a chiseled cross in a concrete retaining wall at the northwest corner of the property belonging to Woodlawn Memorial Park as of record in Book 5910, page 656 R.O.D.C.T.;

Thence with Woodlawn's line South 3 degrees 30 minutes 00 seconds West a distance of 170.50 feet to an iron rod;

Thence continuing with Woodlawns' line, North 85 degrees 43 minutes 38 seconds west a distance of 169.42 feet to an iron rod in the eastern line of the property belonging to Vanderbilt University as of record in Book 3031, page 491, R.O.D.C.T.;

Thence with Vanderbilt's line North 3 degrees 12 minutes 02 seconds east a distance of 169.70 feet to the point of beginning of Tract II.

Containing 28890.73 square feet or 0.66 acres more or less.

Tract III.

Certain real property at 715 Thompson Lane in the 33rd Council District of Nashville, Davidson County, Tennessee, and being more particularly described according to a Boundary Survey by Walter H. Davidson Registered Land Surveyor, No. 1467, Walter Davidson & Associates, 5127 Marc Court, Nashville, Tennessee 37211, as follows:

Commencing at an iron rod in the southern right of way of Thompson Lane, said monument being South 71 degrees 18 minutes 24 seconds east 170.83 feet from the intersection of the centerlines of Thompson Lane and East Iris Drive and being the northeast corner of the property conveyed to Vanderbilt University by deed of record in Book 3031, page 491, R.O.D.C.T.;

Thence with Beaman's western line, South 3 degrees 12 minutes 02 seconds west a distance of 169.70 feet to an iron rod at the northwest corner of the property conveyed to Woodlawn Memorial Park as of record in Book 5910, page 656, R.O.D.C.T.;

Thence with Woodlawn's line South 2 degrees 46 minutes 44 seconds west a distance of 480.88 feet to a concrete monument.

Thence continuing with Woodlawn's line South 5 degrees 42 minutes 16 seconds east a distance of 151.08 feet to a concrete monument at the common corner between Vanderbilt, Beaman and Woodlawn Memorial Park as of record in Book 591, page 656, being the TRUE POINT OF BEGINNING.

Thence with the common line with Woodlawn Memorial Park, South 05 degrees 05 minutes 54 seconds east for 85.07 feet;

Thence South 30 degrees 32 minutes 49 seconds east for 141.61 feet to an iron rod at the northeast corner of the property conveyed to 100 Oaks L.P. as of record in Book 9705, page 599, R.O.D.C.T.;

Thence with 100 Oaks' line North 86 degrees 06 minutes 46 seconds West for 369.88 feet;

Thence continuing with 100 Oaks, North 27 degrees 41 minutes 09 seconds West for 166.33 feet to an iron rod;

Thence continuing with 100 Oaks' line, North 46 degrees 26 minutes 04 seconds west for 93.99 feet to an iron rod at the southeast corner of Vanderbilt's property;

Thence with Vanderbilt's southern line, South 85 degrees 59 minutes 41 seconds east for 435.95 feet to the TRUE POINT OF BEGINNING of TRACT III.

Containing 75937.69 square feet or 1.74 acres more or less.

Being the same property conveyed to Lee A. Beaman by Quitclaim Deed from Larry T. Thraiklkill and Lee A. Beaman as Co-Trustees of the Sally M. Beaman Living Trust of record in Instruction No. 20031119-0169052, Register's Office for Davidson County, Tennessee. This is not currently and has never been the usual place of residence for the Grantor.