This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
David Simcox
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

Davidson County DEEDWARR
Recvd: 01/26/06 09:12 6 pgs
Fees:33.00 Taxes:4810.00
20060126-0009764

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
TSR Holdings, LLC 806 Stuart Lane Brentwood, TN 37027	Same	94-141 94-144 94-159 94-170

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jack D. Brown a/k/a J. D. Brown, a married person, and James E. Nichols a/k/a J. E. Nichols, an unmarried person, both residents of Tennessee and tenants in common (together, the "Grantors"), have bargained and sold, and by these presents do transfer and convey, unto TSR HOLDINGS, LLC, a Tennessee limited liability company, (the "Grantee"), its successors and assigns, a certain parcel of land in Davidson County, Tennessee, more fully described on Exhibit A attached hereto and incorporated herein by this reference.

This is improved property known as 184, 186, 190 Spence Lane, Nashville, TN and 1602 Lebanon Road, Nashville TN.

Said property is conveyed subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the said tract or parcel of land, with the improvements, appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

GRANTORS DO further covenant and bind themselves, their respective successors, assigns and legal representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, subject, however, to the Permitted Exceptions.

WHENEVER USED, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands effective as of the 25th day of January 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer to be effective as of the said day and date.

James E. Nichols, Tenant in Common

Jack D. Brown, Tenant in Common

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public of the state and county aforesaid, personally appeared James E. Nichols and Jack D. Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office this 25th day of January 2006.

Notary Public
Print Name: KAY D. HOUSCH

My Commission Expires: 7/25/2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property (whichever is greater) is $1,300,000.00.

Grantee or Grantee's Agent

Sworn to and subscribed before me,
this 25th day of January 2006.

Notary Public
My Commission Expires: 7/25/2009

EXHIBIT A

Legal Description of the Property

BEING A PARCEL OF LAND LYING IN THE FIFTEENTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. SAID PARCEL BEING LOT 1 ON RIVER HILLS INDUSTRIAL PARK OF RECORD IN PLAT BOOK 5190, PAGE 410, LOT 2 ON FRITO LAY PROPERTY OF RECORD IN PLAT BOOK INSTRUMENT NO.20010129000852O, LOTS 20-A & 20-B ON RIVER HILLS INDUSTRIAL PARK OF RECORD IN PLAT BOOK 4955, PAGE 91, R.O.D.C. AND THE ROAD DEDICATION AS SHOWN ON THE REFERENCED PLATS BETWEEN LOTS 1 AND 20-A AND ABANDONED BY COUNCIL BILL 84-512. SAID PARCEL IS LOCATED IN THE NORTHEAST QUADRANT OF LEBANON PIKE AND SPENCE LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT IN THE NORTHERLY MARGIN OF LEBANON PIKE AT THE SOUTHWEST CORNER OF R. BARRY GEARON AND WIFE, KAREN GLEE GEARON OF RECORD IN DEED BOOK 8283, PAGE 568, R.O.D.C. AND BEING THE SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED PROPERTY;

THENCE, WITH SAID MARGIN THE NEXT FIVE CALLS: N 76°25'53" W A DISTANCE OF 56.20' TO AN IRON ROD;
THENCE, N 14°51'29" E A DISTANCE OF 5.00' TO AN IRON ROD;
THENCE, N 77°39'51" W A DISTANCE OF 100.69' TO AN IRON ROD;
THENCE, N 10°51'29" E A DISTANCE OF 10.00' TO AN IRON ROD;
THENCE, N 78°30'31" W A DISTANCE OF 32.54' TO AN IRON ROD AT THE SOUTHWEST CORNER OF ANDREW J. POWELL AND ELIZABETH C. POWELL OF RECORD IN DEED BOOK 1207, PAGE 459, R.O.D.C.;
THENCE, LEAVING SAID MARGIN WITH SAID POWELL, N 07°43'25" E A DISTANCE OF 296.59' TO AN IRON ROD;
THENCE, CONTINUING WITH SAID POWELL, N 85°06'19" W A DISTANCE OF 96.49' TO AN IRON ROD AT THE NORTHEAST CORNER OF JOHN R. REYNOLDS OF RECORD IN DEED BOOK 5477, PAGE 157, R.O.D.C.;
THENCE, WITH SAID REYNOLDS, S 87°03'30" W A DISTANCE OF 95.10' TO AN IRON ROD;
THENCE, CONTINUING WITH SAID REYNOLDS, S 07°20'53" W A DISTANCE OF 13.44' TO AN IRON ROD AT THE NORTHEASTERLY CORNER OF JMP HOLDINGS, LLC OF RECORD IN INSTRUMENT NO.200411190139440, R.O.D.C. ;
THENCE, CONTINUING WITH SAID JMP THE NEXT TWO CALLS: S 85°54'19" W A DISTANCE OF 208.78' TO AN IRON ROD;
THENCE, S 81°36'13" W A DISTANCE OF 128.05' TO AN IRON ROD AT THE NORTHEASTERLY CORNER OF LOT 21-B, RIVER HILLS INDUSTRIAL PARK OF RECORD IN PLAT BOOK 4660, PAGE 19, R.O.D.C.;
THENCE, WITH SAID LOT 21-B, N 69°34'19" W A DISTANCE OF 133.47' TO AN IRON ROD NEW IN THE EASTERLY MARGIN OF SPENCE LANE;
THENCE, WITH SAID MARGIN THE NEXT FOUR CALLS: N 20°22'49" E A DISTANCE OF 230.90' TO AN IRON ROD NEW;
THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 204.22', WITH A RADIUS OF 1188.21', WITH A CHORD BEARING OF N 15°25'42" E, WITH A CHORD LENGTH OF 203.97' TO AN IRON ROD NEW;
THENCE, N 10°15'43" E A DISTANCE OF 213.43' TO A CONCRETE MONUMENT;
THENCE, WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 115.49', WITH A RADIUS OF 555.72', WITH A CHORD BEARING OF N 04°12'57" E, WITH A CHORD LENGTH OF 115.28' TO AN IRON ROD AT THE SOUTHWESTERLY CORNER OF THOMAS W. BEASLEY OF RECORD IN DEED BOOK 10552, PAGE 265, R.O.D.C.;
THENCE, LEAVING SAID MARGIN WITH THE SOUTHERLY LINE OF SAID BEASLEY, N 65°01'20" E A DISTANCE OF 180.28' TO AN IRON ROD NEW;
THENCE, CONTINUING WITH SAID BEASLEY, N 64°49'18" E A DISTANCE OF 307.99' TO AN IRON ROD IN THE WESTERLY LINE OF LOT 1, FRITO LAY, INC. PROPERTY, OF RECORD IN PLAT INSTRUMENT NO.20010129000852O, R.O.D.C. ;
THENCE, WITH SAID LOT 1 THE NEXT THIRTEEN CALLS: S 36°54'52" E A DISTANCE OF 111.94' TO AN IRON ROD;
THENCE, S 12°55'25" E A DISTANCE OF 36.73' TO AN IRON ROD;
THENCE, S 04°12'40" W A DISTANCE OF 44.37' TO AN IRON ROD;
THENCE, S 66°39'41" E A DISTANCE OF 58.46' TO AN IRON ROD;
THENCE, S 66°58'18" E A DISTANCE OF 23.43' TO AN IRON ROD;
THENCE, S 65°36'09" E A DISTANCE OF 100.67' TO AN IRON ROD;
THENCE, S 38°36'33" E A DISTANCE OF 54.92' TO AN IRON ROD;
THENCE, S 10°03'41" W A DISTANCE OF 40.40' TO AN IRON ROD;
THENCE, S 57°32'36" E A DISTANCE OF 21.70' TO AN IRON ROD;
THENCE, S 25°39'04" E A DISTANCE OF 40.05' TO AN IRON ROD;
THENCE, S 41°47'38" E A DISTANCE OF 37.73' TO AN IRON ROD;
THENCE, S 54°07'50" E A DISTANCE OF 23.76' TO AN IRON ROD;
THENCE, N 85°27'32" E A DISTANCE OF 33.70' TO AN IRON ROD IN THE WESTERLY LINE OF LOT 39, CLOVER NOOK OF RECORD IN PLAT BOOK 2900, PAGE 51, R.O.D.C.;
THENCE, WITH SAID CLOVER NOOK, LOTS 39, 38, AND 36, S 07°42'34" W A DISTANCE OF 340.78' TO AN IRON ROD AT THE NORTHWESTERLY CORNER OF BRADLEY W. WHITFIELD OF RECORD IN DEED BOOK 1026, PAGE 762,R.O.D.C. AND THE NORTHEASTERLY CORNER OF R. BARRY GEARON AND WIFE, KAREN GLEE GEARON OF RECORD IN DEED BOOK 8283, PAGE 568, R.O.D.C.
THENCE, WITH SAID GEARON THE NEXT FIVE CALLS: S 84°34'51" W A DISTANCE OF 12.73' TO AN IRON ROD;
THENCE, S 07°22'52" W A DISTANCE OF 209.70' TO AN IRON ROD;
THENCE, S 13°03'37" W A DISTANCE OF 164.50' TO AN IRON ROD;
THENCE, S 86°28'53" W A DISTANCE OF 65.44' TO AN IRON ROD;
THENCE, S 06°49'46" W A DISTANCE OF 174.76' TO THE POINT OF BEGINNING AND CONTAINING 757,127 SQUARE FEET OR 17.38 ACRES MORE OR LESS

EXHIBIT A

Legal Description of the Property
continued

Lot No. 1, Section 22, Riverhills Industrial Park: Being the same property conveyed to James E. Nichols and Jack D. Brown, as tenants in common, by deed of record in Book 5639, page 668, Register's Office, Davidson County, Tennessee.

Lot Nos. 20A & 20B, Resubdivision of Section 14, RiverHills Industrial Park: Being the same property conveyed to James E. Nichols and Jack D. Brown, as tenants in common, by Deeds of record in Book 5172, page 482, and Book 4951, page 366, Register's Office, Davidson County, Tennessee.

Lot No. 2 on the Final Plat of Frito Lay Inc.: Being part of the same property conveyed to J. D. Brown (married) and J. E. Nichols (unmarried) in deeds of record in Book 6345, page 394, Register's Office, Davidson County, Tennessee, and in Book 5557, page 304, said Register's Office; corrected by deed of correction in Book 5569, page 735, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes for the year 2006 and subsequent years.

2. All matters shown on Plat of record in Instrument #20010129-0008520, Plat Book 5190, page 410, and Plat Book 4955, page 91, Register's Office for Davidson County, Tennessee (as depicted on survey described in paragraph 5 below).

3. Sanitary Sewer and Storm Drainage Easements of record in Book 6471, page 74, Book 6733, page 905, and in Book 7610, page 630, Register's Office for Davidson County, Tennessee (as depicted on survey described in paragraph 5 below).

4. Easements retained, if any, in Road Dedication abandoned by Metropolitan Government of Nashville and Davidson County Council Bill 84-512.

5. The following matters shown on ALTA/ACSM Land Title Survey by Ragan Smith Associates, Inc., dated 1/10/06, Job No. 00-080: buffer zone of 60 feet along northeasterly line, TVA easement and transmission line along northerly line, fence encroaching adjoining property at southerly line.