Sherrard Traci

Davidson County DEEDWARR
Recvd: 03/20/06 08:21 5 pgs
Fees:28.00 Taxes:1110.00

20060320-0031333

SPECIAL WARRANTY DEED

FROM:	United States Cold Storage, Inc.	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC
TO:	Crosland Capitol View, LLC	424 Church Street, Suite 2000 Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Crosland Capitol View, LLC 401 Church Street, Suite 3000 Nashville, TN 37219	Same	Map 93-01, Parcel 33, 46 and 72

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

TRACI HENRY Notary Public At Large DAVIDSON COUNTY, TENN.

The actual consideration for this transfer is $300,000.00.

Affiant

Sworn to and subscribed before me, this 17th day of March, 2006.

My Commission Expires July 29, 2006

Notary Public

My Commission Expires: 7-29-06

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, **United States Cold Storage, Inc.** (hereinafter called the "Seller") by these presents does transfer, sell and convey unto **Crosland Capitol View, LLC** (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 unimproved property located at 10th Avenue North, 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 on Exhibit B), 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 deed to be executed effective as of the 17th day of March, 2006.

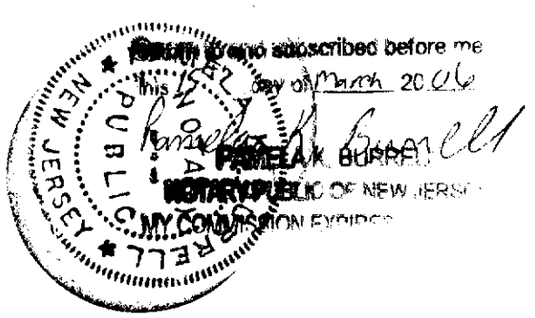
SELLER: United States Cold Storage, Inc.

By: _____
James Slamon, Vice President &
Chief Financial Officer

STATE OF NEW JERSEY)
)
COUNTY OF CAMDEN)

Before me, Pamela K. Burrell, a Notary Public in and for the County and State aforesaid, personally appeared James Slamon with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President and Chief Financial Officer of United States Cold Storage, Inc., the within named bargainor, a corporation, and that he as such Vice President and Chief Financial 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 Vice President and Chief Financial Officer.

Witness my hand and seal, at office in Camden County, New Jersey, this 15th day of March, 2006.



Sworn to and subscribed before me
this 15th day of March 2006
Pamela K. Burrell
PAMELA K. BURRELL
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1:

Said real estate comprises parts of Lots Nos. 127 and 128 on the Plan of the Judge McNairy Mansion House Tract, as of record in the front fly leaf of Book No. 9 Register's Office for Davidson County, Tennessee, and a plan of said lots also of record in Book No. 55, page 53 said Register's Office. Said part of said lots are described as follows: Beginning at the northwest corner of Jo Johnston Avenue, formerly Line Street, and Tenth Avenue, North, formerly Belleville Street; thence with the westerly margin of 10th Avenue North, northerly 442-3/4 feet, more or less, to a point 20 feet southerly from the center line of the Branch line of the N.C. & St. L. Railway; thence in a westerly direction parallel with and 20 feet southerly from the center line of said railway, and with its various bearings 596.7 feet, more or less, to a point 24 feet easterly from the easterly margin of 11th Avenue North, formerly Cumberland Street, and 25 feet northerly form the center line of the Main Tract of the N.C. & St. L. Railway; thence in a southeasterly direction, parallel with and 25 feet from the center line of said main tract to the dividing line between said Lots Nos. 127 and 128; thence northerly 5 feet; thence in a southeasterly direction, parallel with and 30 feet from the center line of said main track to a point in the northerly margin of Jo Johnston Avenue; thence with the northerly margin of said Avenue easterly 114.6 feet, more or less, to the beginning.

Being the same property conveyed to Noel and Company, a Tennessee corporation, by Deed of record in Book 448, page 482, Register's Office for Davidson County, Tennessee. Pursuant to Articles of Merger recorded in Book 6345, page 532, said Register's Office, Noel and Company is now known as United States Cold Storage, Inc., a New Jersey corporation.

Tracts 2 and 3:

Being Parcels No. "P" and "Q", on the Revised Subdivision Plat of The Capitol Hill Redevelopment Project, as of record in Book 2663, page 120, Register's Office for said County.

Said Parcel No. "P" is described as follows:

Beginning at a point in the south margin of Gay Street, opposite the entrance into 10th Avenue North; thence with the margin of Gay Street, North 62° 02' East 76.49 feet to an iron pin in the west right of way of the L. & N. Railroad; thence along said Railroad right of way, South 5° 09' East 201.21 feet to an iron pin in the easterly margin of 10th Avenue North; thence with the margin of the same, North 29° 04' West 180.4 feet to a concrete monument at the beginning of a curve; thence around said curve, northeasterly 7.95 feet to the point of beginning, containing 7,560 square feet.

Said Parcel No. "Q" is described as follows:

Beginning at a point in the south margin of Jo Johnston Avenue, opposite the entrance into 10th Avenue North; thence with the margin of Jo Johnston Avenue, North 62° 10' East 181.79 feet to the westerly right of way of the L. & N. Railroad; thence along said Railroad right of way, southerly around a very slight curve, 60.83 feet to an iron pin; and continuing with the margin of said Railroad right of way, South 5° 09' East 206.07 feet to the north margin of Gay Street; thence with the margin of said Gay Street, South 62° 02' West 89.89 feet to a point at the beginning of a curve; thence

around said curve, westerly 7.76 feet to the easterly margin of 10th Avenue North; thence with the margin of the same, North 29° 04' west 217.09 feet to the beginning of a curve; thence around said curve, northerly 36.62 feet to the point of beginning, containing 36,393 square feet.

Being the same property conveyed to Noel & Company, Inc. by Deed of record in Book 3892, page 395, Register's Office for Davidson County, Tennessee. Pursuant to Articles of Merger recorded in Book 6345, page 532, said Register's Office, Noel & Company, Inc. is now known as United States Cold Storage, Inc., a New Jersey corporation.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2006.

2. All matters shown on Plat recorded in Book 55, page 53. (Tract 1)

3. All matters shown on Plat recorded in Book 2663, pages 120 and 121 (Tracts 2 and 3)

4. Restrictions as contained in Book 2735, page 473. (Tracts 2 and 3) Note: See Satisfaction, Waiver and Release recorded as Instrument No. 20040430-0049587.

5. Rights of the Railroad under a Charter Right-Of-Way.