Davidson County DEEDWARR
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Fees:23.00 Taxes:11518.10
20060331-0036909

This Instrument prepared by:
Adams and Reese LLP (FRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Diamond Hill Plywood Company, Inc.	Same	Part of
600 East Broad Street		Map 34-6
Darlington, South Carolina 29532		Parcel 57
Attn: W. Kennedy Breeden, Jr., CFO		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **RIVERGATE PARTNERS**, a Tennessee general partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **DIAMOND HILL PLYWOOD COMPANY, INC.**, a South Carolina corporation (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property known as 710 Myatt Drive, Nashville, Tennessee.

This conveyance of the property described herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

Grantor covenants and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all parties claiming by, through or under the Grantor, but not further or otherwise, except as set forth above.

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, the Grantor has caused this Special Warranty Deed to be executed as of the 29th day of March, 2006.

RIVERGATE PARTNERS
a Tennessee general partnership

By: _____
Walter G. Knestrick
Its: Managing General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said county and state, Walter G. Knestrickwith whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing General Partner of RIVERGATE PARTNERS, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of March, 2006.

_____
Notary Public

My Commission Expires:
July 15, 2009

ABIGAIL E. BARTRON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES July 25, 2009

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,113,000.00

_____
Affiant

Subscribed and sworn to before me this 29 day of March, 2006.

_____
Notary Public

My Commission Expires:

My Commission Exp. Nov. 22, 2008

STELLA M. McDANIEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

202027.1 / 2887-10

314731.01/602887-000010

EXHIBIT A

[Property Description]

Being land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located west of Myatt Drive and east of Gallatin Pike being a portion of property conveyed to Rivergate Partners, by deed of record in Instrument No. 20020607-0069838, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod (new) on the northerly right-of-way of Edenwold Road (width varies) at its intersection with the westerly boundary line of the Willamette Industries, Inc. property, of record in Deed Book 1069, page 729 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, South 29 degrees 30 minutes 51 seconds West 80.63 feet to an iron rod (new); Thence, with the easterly boundary line of the IHCP, Inc. property, recorded as Instrument No. 20040116-0007094 in said Register's Office, North 53 degrees 20 minutes 27 seconds West 494.63 feet to an iron rod (new); Thence, with said IHCP, Inc.'s northerly boundary line, South 65 degrees 33 minutes 43 seconds West 396.16 feet to an iron rod (new); Thence, severing the Rivergate Partners' property, of record as Instrument No. 20020607-0069838 in said Register's Office, as follows: North 24 degrees 23 minutes 22 seconds West 621.64 feet to an iron rod (new), South 77 degrees 58 minutes 49 seconds West 71.66 feet to the center of a firewall between two buildings; Thence, continuing to sever said Rivergate Partners property with the center of said firewall, South 65 degrees 36 minutes 38 seconds West 62.55 feet; Thence, continuing to sever said Rivergate Partners property as follows: South 86 degrees 52 minutes 06 seconds West 56.39 feet to an iron rod (new), North 24 degrees 23 minutes 22 seconds West 475.94 feet to an iron rod (new), North 65 degrees 36 minutes 38 seconds East 657.13 feet to the westerly boundary line of Lot 1 on the plan of Laemmle Subdivision, of record in Plat Book 8250, page 639 in said Register's Office; Thence, with said boundary line and continuing with the westerly boundary lines of Lot 2 on the plan of Laemmle-Janson Subdivision, of record as Instrument No. 20001221-0125099, Lots 1 and 1A on the plan of the Resubdivision of Lot 1 Laemmle-Janson Subdivision, of record as Instrument No. 20030602-0074362, in said Register's Office, and said Willamette Industries, Inc. property, South 24 degrees 22 minutes 48 seconds East 1104.58 feet to an iron rod (old); Thence, with said Willamette Industries, Inc.'s westerly boundary line, South 53 degrees 20 minutes 27 seconds East 472.86 feet to the Beginning containing 15.25 acres or 664,290 square feet.

Together with the rights and obligations set forth in that certain Declaration of Easements, recorded at Instrument No. 20020607-0069831, Register's Office of Davidson County, Tennessee.

Reserving unto the Grantor and GRANTING unto the Grantee a perpetual party wall easement for the maintenance, repair and replacement of that certain firewall located along a portion of Grantor's north boundary line and along a portion of Grantee's south boundary line, through the center of said firewall along the parties' common boundary with the following call and distance: S 65 degrees 36' 37" W 62.55 feet, together with such additional area located around said firewall, as may be necessary for the performance of maintenance, repair and replacement. The parties shall equally share the costs of any structural maintenance, repair and replacement; however, each party shall be solely responsible for purely cosmetic maintenance performed on the interior surface of its fire wall. The parties shall consult with each other prior to performing any work on said firewall that will result in any shared costs. In addition, each party shall insure its interest in the common firewall, deliver evidence of such insurance to the other party upon request, and obtain policies with appropriate waiver of subrogation clauses, if available.

Being a portion of property conveyed to Rivergate Partners, by deed of record in Instrument No. 20020607-0069838, Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes for 2006, which have been prorated between the parties and shall be paid by Grantee.

2. Declaration of Covenants, Conditions and Restrictions of record in Book 7480, page 965, as amended in Book 7537, page 359, Register's Office for Davidson County, Tennessee.

3. All matters shown on survey of The Cummings Group, Inc. Land Surveyors dated January 20, 2006, last revised February 22, 2006.

4. Rights and obligations set forth in that certain Declaration of Easements, recorded at Instrument No. 20020607-0069831, said Register's Office.