SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/12/06 15:28 3 pgs
Fees:18.00 Taxes:982.18
20060412-0042232

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $265,455.00

Bill Inder Walia, Affiant
(Chief Manager of Walia, LLC)

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 10TH DAY OF APRIL 2005.

Ernest B. Williams IV, Notary Public

MY COMMISSION EXPIRES: 5-24-2008
(AFFIX SEAL)

ERNEST B. WILLIAMS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 24, 2008

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walia, LLC 720 Jones Parkway Brentwood, Tennessee 36027	Same	183-00-0-181.00

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUALBE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, **THE CENTER FOR BUSINESS & TECHNOLOGY, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTOR, BARGAINED AND SOLD, AND BY THESE PRESENTS TRANSFER AND CONVEY UNTO **WALIA, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a tract of land in the southerly portion of Davidson County, known as Lot 3 of the Final Plat of the Center for Business and Technology (not of record this date), said tract lying in the 32nd Councilmanic District of Nashville, Tennessee. Bounded on the north by MOLL Plasticrafters Limited Partnership as recorded in Book 10879, page 194 Registers Office Davidson County (RODC), on the northeast by proposed Lot 1 of the previously mentioned unrecorded plat, on the east by Right-of-Way (ROW) of Heil Quaker Boulevard (60' ROW), on the southeast by proposed Lot 2 of the previously mentioned unrecorded plat, on the south by Firestone Parkway Partners, LP as recorded in Book 10984, page 972 RODC, on the west by J.H. Moore as recorded in Book 10653, page 633 RODC. Proposed tract being described as follows:

POINT OF COMMENCEMENT being a found iron rod at the northeast corner of Lot 1 as previously mentioned, said point lying on the westerly ROW margin of Heil Quaker Boulevard; thence South 20°37'44" West 380.14 feet to the POINT OF BEGINNING being a set point on the eastern most point of the tract being described, said point lying on the common lines of lot 1 & 3, said point also lying on the westerly ROW margin of Heil Quaker Boulevard; thence leaving said common line and running with said ROW margin and a curve to the right having a radius of 1115.92 feet, an arc length of 50.01 feet, a central angle of 2°34'03", a chord bearing and distance of South 31°43'11" West 50.00 feet to a set point in the common lines of lots 3 & 2; thence with said common line North 57°56'04" West 445.88 feet to a set point; thence continuing South 32°01'39" West 138.06 feet to a point; thence leaving said common lines North 57°52'37" West 378.20 feet to a set point; thence North 6°22'36" East 229.62 feet to a found iron rod; thence South 80°40'47" East 393.86 feet to a set point in the common lines of lots 3 & 1; thence with said common line South 9°19'13" West 185.99 feet to a set point; thence continuing South 57°56'04" East 483.09 feet to the point of beginning.

Containing 141,597 square feet or 3.25 acres.

Initials: _____

as more particularly identified on that "Final Plat" of the Center for Business and Technology Heil Quaker Boulevard by Robert M. Searson (NT R.L.S 1666), LittleJohn Engineering Associates, Inc., Subdivision 2005S-226G-13, and filed as Instrument No. 20051006-0120487 on September 20, 2005 in the Register of Deeds Office for Davidson County, Tennessee.

BEING part of the same property conveyed to The Center for Business & Technology, Inc., a Tennessee corporation in Instrument No. 20040721-0087424, and as re-recorded in Instrument No. 20040722-0087831 on July 21, 2004 in the Register of Deed's Office for Davidson County, Tennessee.

(the "Property").

This conveyance is subject to any and all existing easements and restrictions of record as shown on Exhibit B.

This is improved ☑ unimproved property, being part of Map/Parcel: 183-00-0-100.00 (Lot 3), Heil Quaker Boulevard, Davidson County, Nashville, Tennessee.

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, its successors and assigns forever; and it covenants with the said GRANTEE that it lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered (except as set forth on Exhibit A attached hereto or as otherwise herein set out); and it further covenants and binds itself, its successors, heirs and 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 whomsoever, claiming by and through or under the Grantor, but not otherwise. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 10th day of April 2006.

THE CENTER FOR BUSINESS & TECHNOLOGY, INC.,
a Tennessee corporation

By: _____
Michael D. Baron, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, Loretta B. Lane, a Notary Public of the State and County aforementioned, personally appeared **MICHAEL D. BARON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of **THE CENTER FOR BUSINESS & TECHNOLOGY, INC.,** the within named bargainor, a Tennessee corporation (the "Corporation"), and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand and seal, this 10th day of April, 2005

Loretta B. Lane
Notary Public

My Commission Expires: 11-14-09

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

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

RETURN TO:
Ernest B. Williams IV, Esquire
Williams & Prochaska, P.C.
401 Church St., Suite 2600
Nashville, Tennessee 37219-2008

Initials: _____

EXHIBIT B

EXCEPTIONS

Property located at: Heil Quaker Boulevard, Davidson County, Nashville, Tennessee
Parcel 1: Map/Parcel: 183-00-0-100.00 (Lot 3)

1. Easement (s) to Nashville Electric Service, as set forth in instrument recorded in Book 8643, page 274.
2. Easement (s) to Metropolitan Government of Nashville & Davidson County, Tennessee, as set forth in instrument recorded in Instrument No. 20041202-0143646 and 20041202-0143647.
3. Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 7170, page 842.
4. Stormwater Detention Agreement of record in Instrument Nos. 20041001-0118774 and 20020708-0081613.

   NOTE: This Company may make other requirements or exceptions upon its review of the proposed documents creating the estate or interest to be insured or otherwise ascertaining details of the transaction.

5. All matters shown on Plat recorded in Instrument No. 20051006-0120487.
6. Declaration of Joint Access Utility & Drainage Easement of record in Instrument No. 20051108-0135459.

Initials: