Davidson County DEEDWARR
Recvd: 05/01/06 12:16 5 pgs
Fees:28.00 Taxes:1591.00
20060501-0049579

This Instrument Prepared By:
John T. Cook, P.C.
Law Office
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

Davidson County Box 14-A
File No. 19496-6

Map 094-00-0;
Parcel 134.00

ADDRESS NEW OWNER AS FOLLOWS:
Stacey Properties
204 River Hills Drive
Nashville, TN 37210

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **ANDERSON GROUP HOLDINGS, L.L.C., a Tennessee limited liability company**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **STACEY PROPERTIES, a Tennessee general partnership composed of W. Paul Stacey, Jr., William Paul Stacey, III, James Patrick Stacey, Douglas R. Stacey and Joseph Daniel Stacey**, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

See Attached Exhibit "A" Legal Description.

Being the same property conveyed to Anderson Group Holdings, L.L.C., a Tennessee limited liability company, by Deed from Edward C. Kennedy d.b.a. Edco Realty Co., of record as Instrument No. 20050202-0012215, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed at closing by the Grantee herein.

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, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, except as set forth on the attached Exhibit "A". Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, it successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer this the 27th day of April, 2006.

Anderson Group Holdings, L.L.C.
a Tennessee limited liability company

By Charles Edwin Anderson, Member
Charles Edwin Anderson, Member

(Notary Acknowledgements on Following Page)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Charles Edwin Anderson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Member of Anderson Group Holdings, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the limited liability company by himself as such Member.

Witness my hand and official seal on this the 27th day of April, 2006.

Notary Public
My Commission Expires: 3/22/09

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $430,000.00.

Affiant

Subscribed and sworn to before me this the 27th day of April, 2006.

Notary Public
My Commission Expires: 11-24-07

TERRI L. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Legal Description

A tract of land located in the Third Civil District of Davidson County, Tennessee being Lot No. 6 on the Plan of River Hills Industrial Park, Section Seven, of record in Book 4660, page 72, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a radius turnout concrete monument in the intersection of Clovernook Drive and River Hills Drive, said monument being in the North right-of-way line of Clovernook Drive and proceeding as follows: With the North right-of-way line of Clovernook Drive, North 61 deg. 45 min. West a distance of 90 feet to a concrete monument; thence, with a curve to the left having a radius of 636.20 feet, a distance of 107.71 feet to a point; thence, leaving said right-of-way, North 18 deg. 32 min. 58 sec. East, a distance of 100 feet to a concrete monument; thence, North 8 deg. 32 min. 15 sec. West, a distance of 251.97 feet to a point in the South right-of-way line of the L & N Railroad; thence, with said right-of-way, North 85 deg 10 min. East, a distance of 292.48 feet to a concrete monument in the West right-of-way line of River Hills Drive; thence, leaving said right-of-way and with the west right-of-way line of River Hills Drive, South 4 deg. 50 min. East, a distance of 61.89 feet to a concrete monument; thence, with a curve to the right having a radius of 685.28 feet, a distance of 395.68 feet to a radius turnout concrete monument; thence, with a curve to the right having a radius of 25 feet, a distance of 39.27 feet to the point of BEGINNING, and containing 2.457 acres, more or less, as per survey by Turner Engineering Company dated November 3, 1973.

This is unimproved industrial property generally known as 201 River Hills Drive, Nashville, Tennessee 37210.

EXHIBIT "B"

Permitted Encumbrances

1. Taxes for the year 2006 and subsequent years, not yet due and payable. Map 094-00-0, Parcel 134.00
2. Rights of Great Dane Limited Partnership, a Delaware limited partnership, a.k.a. Great Dane Trailers, as tenant in possession, pursuant to that that certain lease agreement, notice of which is contained in Memorandum of Lease of record as Instrument No. 20050202-0012214, Register's Office for Davidson County, Tennessee.
3. The Plan of record in Book 4660, page 72, Register's Office for Davidson County, Tennessee, contains an Owner's Certificate, and is subject to all matters as set forth therein.
4. Title to that portion of the premises embraced within the charter right-of-way of the Louisville & Nashville Railroad.