(1)

Davidson County DEEDWARR
Recvd: 06/16/06 11:02 4 pgs
Fees:23.00 Taxes:12395.00
20060616-0071915

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Royal Parkway Partners, LLC P. O. Box 421157 Atlanta, GA 30342	Same	Map 108-1 Parcel 83

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **MACPRO, LLC,** a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **ROYAL PARKWAY PARTNERS, LLC,** a Georgia limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

TRACT 1:

Beginning at an iron pin at Southeast corner of Lot 2 of Metro Airport Center Section 5 Phase 2 and Section 5 Phase 3, Second Revision, as depicted on plan of record in Book 9700, Page 655, Register's Office of Davidson County, Tennessee, said point also being a corner to Lot 1, thence N 27° 37' 28" East 63.09' to a point; thence N 82° 28' 13" West 165.00' to a point; thence S 15° 57' 32" East 54.52' to a point; thence S 15° 27' 43" East 10.86 to a point; thence S 82° 28' 13" East 117.08 to the point of beginning; and containing 8712 square feet, more or less. Said property was added to Lot 2 by said plat.

Being the same property conveyed to Macpro, LLC, a Tennessee limited liability company, by Deed of record in Book 11161, Page 604, Register's Office for Davidson County, Tennessee.

TRACT 2:

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Unimproved property known as Lot 2 on the Final Plat, First Revision, Metro Airport Center, Section 5, Phase 2 and Section 5, Phase 3 of record in Plat Book 9700, page 493, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Macpro, LLC, a Tennessee limited liability company, by Deed of record in Book 10709, page 737, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 810 Royal Parkway, Nashville, TN 37214.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its heirs, successors and assigns, forever.

GRANTOR covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its heirs, successors, and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A), but not further or otherwise. SAID PROPERTY IS CONVEYED IN ITS "AS-IS, WHERE IS WITH ALL FAULTS" CONDITION WITH NO WARRANTIES EITHER IMPLIED OR EXPRESS EXCEPT WARRANTY OF TITLE. NO PERSONAL PROPERTY IS BEING CONVEYED WITH THIS TRANSFER.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 15th day of June, 2006.

MACPRO, LLC, a Tennessee Limited Liability Company

By: H. E. McCall, Chief Manager
Henry E. McCall
Its: Chief Manager

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, JONI MILLER, a Notary Public, HENRY E. MCCALL, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of MACPRO, LLC, a Tennessee limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 15TH day of June, 2006.

Notary Public

JONI MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/26/08

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $3,350,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2006.

Notary Public

My Commission Expires: 1/26/08

JONI MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Permitted Exceptions

1. 2006 Taxes, a lien, which is not yet due and payable. (# 108-1/83)

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitation on title as set forth in restrictions recorded in Book 6477, page 870 and in any allied instrument(s) referred to in said restrictions.

3. Restrictive Covenants recorded in Book 6973, page 359, said Register's Office.

4. Restrictive Covenants recorded in Book 4339, page 881, said Register's Office.

5. Drainage Easement as set forth in instrument recorded in Book 3950, page 23, said Register's Office.

6. Terms and Conditions of Agreement recorded in Book 6177, page 962, said Register's Office.

7. All matters shown on Plats recorded in Book 9700, page 346 and Book 9700, page 655, said Register's Office.

8. All matters shown on Survey of Bruce Rainey dated October 19,1998 (last revised 10/21/98) being Job No. 980204.