Davidson County DEEDWARR
Recvd: 07/31/06 14:40 9 pgs
Fees:48.00 Taxes:22662.50
20060731-0092636

THIS INSTRUMENT PREPARED BY:
John A. Gupton, III, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 1000
Nashville, TN 37201

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
Ole South Properties, Inc.	Same	164/ 174 (p/o)
275 Robert Rose Drive		175/21 (p/o)
Murfreesboro, TN 37129		175/125 (p/o)

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $6,125,000.00.

JEFFREY L. REED Notary Public At Large RUTHERFORD COUNTY, TN

Affiant

Subscribed and sworn to before me this the 28th day of July, 2006.

Notary Public

My Commission Expires: 10-22-07

SPECIAL 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 considerations, the receipt and sufficiency of which are hereby acknowledged, **TWD I PARTNERSHIP**, a Texas general partnership, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **OLE SOUTH PROPERTIES, INC.**, a Tennessee corporation, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

The Property is transferred subject to the limitations, restrictions, and encumbrances set forth on **EXHIBIT B**.

This is unimproved property located on the north side of Old Hickory Boulevard, Antioch, Tennessee 37013. The legal descriptions are the same as in the previous deeds.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR

does covenant with said GRANTEE that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on **EXHIBIT B** and representations and limitations as expressly provided for hereby; and GRANTOR does further covenant and bind itself, its successors, assigns and representative, to warrant and forever defend the title to the Property to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, 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, GRANTOR has caused this instrument to be executed this 27th day of July, 2006.

TWD I PARTNERSHIP, a Texas general partnership

By: TWD GP, Ltd., a Texas limited partnership

By: Taylor-Duncan Interests, Inc., a Texas corporation, its general partner

By: _____
Larry R. Taylor, President

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Larry R. Taylor, 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 Taylor-Duncan Interests, Inc., a Texas corporation, which is the general partner of TWD GP, Ltd., a Texas limited partnership, which is a general partner of TWD I PARTNERSHIP, the within named bargainor, a Texas general partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as President of Taylor-Duncan Interests, Inc., in its capacity as general partner of TWD GP, Ltd., in its capacity as general partner of the bargainor.

Witness my hand and seal, at office, in Dallas, Texas, this the 27 day of July, 2006.

_____
Notary Public

My Commission Expires: 9-11-2007

KAREN M. SHANNON
MY COMMISSION EXPIRES
September 11, 2007

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2823982-000008 07/27/2006

EXHIBIT A

Property Description

Tract 1:

LAND IN THE THIRTY-SECOND COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LYING GENERALLY WEST OF HOBSON PIKE AND NORTH OF THE CSX TRANSPORTATION RAILROAD; BEING A PORTION OF A TRACT OF LAND IDENTIFIED AS PARCEL 174 ON DAVIDSON COUNTY PROPERTY MAP NO. 164, AND HEREIN REFERRED TO AS "TRACT 1"; AND BEING ALL OF THAT CERTAIN PARCEL OF LAND IDENTIFIED AS PARCEL 21 OF PROPERTY MAP 175 FOR SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT A FENCE CORNER NEAR THE NORTHWEST CORNER OF PROPERTY OWNED BY JOHN ELLIS, INSTRUMENT NO.200105030045348, R.O.D.C, SAID PIN LYING NORTH 82°36'34" WEST A DISTANCE OF 774.67 FEET FROM A HIGHWAY MONUMENT FOUND IN THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD;

THENCE, ALONG OR NEAR THE WESTERLY LINE OF ELLIS AND THE WESTERLY LINE OF VIDYA ENTERPRISES, DEED BOOK 9610, PAGE 458, R.O.D.C., SOUTH 07°22'09" WEST, A DISTANCE OF 1074.96 FEET TO A SET IRON PIN;

THENCE, ALONG OR NEAR THE WESTERLY LINE OF CHARLES I. MASON, ET UX, DEED BOOK 6012, PAGE 357, R.O.D.C., SOUTH 08°34'55" WEST, A DISTANCE OF 172.03 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG THE NORTHERLY CHARTER RAILROAD RIGHT-OF-WAY, NORTH 50°10'49" WEST A DISTANCE OF 3416.17 FEET TO A SET IRON PIN;

THENCE, ALONG OR NEAR THE EASTERLY LINE OF MIKE BRENT, DEED BOOK 10053, PAGE 390, R.O.D.C., AND THENCE ALONG OR NEAR THE EASTERLY LINE OF ASHFORD CROSSING, SECTION FOUR, PLAT BOOK 9700, PAGE 912, R.O.D.C., NORTH 06°37'06" EAST, A DISTANCE OF 1301.14 FEET TO A SET IRON PIN, SAID POINT BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG OR NEAR THE SOUTHERLY LINE OF SUMMERFIELD DEVELOPMENT, L.L.C., DEED BOOK 11571, PAGE 943, R.O.D.C., SOUTH 82°31'32" EAST, A DISTANCE OF 1469.81 FEET TO AN IRON PIN FOUND;

THENCE, ALONG OR NEAR THE EASTERLY LINE OF THE SUMMERFIELD DEVELOPMENT NORTH 06°42'53" EAST, A DISTANCE OF 257.47 FEET TO A SET IRON PIN;

THENCE, ALONG A NEW LINE OF DIVISION OF TRACT NO. 1 OF PROPERTY CONVEYED TO BELZ-MCDOWELL PROPERTIES, OF RECORD IN DEED BOOK 4699, PAGE 101, R.O.D.C., SOUTH 54°21'42" EAST, A DISTANCE OF 301.79 FEET TO A SET IRON PIN AT THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH THE SAME ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 40°28'13", AN ARC DISTANCE OF 254.28' FEET TO A SET IRON PIN;

THENCE, CONTINUING WITH THE SAME SOUTH 13°53'29" EAST A DISTANCE 169.69 FEET TO A SET IRON PIN;

THENCE, ALONG OR NEAR THE NORTHERLY LINE OF LUTHER MARIE VAUGHN, DEED BOOK 11180, PAGE 659, R.O.D.C., SOUTH 78°44'11" WEST, A DISTANCE OF 491.55 FEET TO AN IRON PIN FOUND;

THENCE, ALONG OR NEAR THE WESTERLY LINE OF VAUGHN SOUTH 07°26'11" WEST, A DISTANCE OF 992.31 FEET TO A CONCRETE MONUMENT FOUND;
THENCE, ALONG OR NEAR THE LINE OF ROBERT E. LANNING, ET UX, DEED BOOK 7043, PAGE 369, R.O.D.C., SOUTH 08°03'03" WEST, A DISTANCE OF 522.33 FEET TO A PLANTED STONE FOUND;

THENCE, ALONG OR NEAR THE SOUTHERLY LINE OF LANNING SOUTH 83°20'03" EAST, A DISTANCE OF 1417.52 FEET TO THE POINT OF BEGINNING CONTAINING 3,927,620 SQUARE FEET OR 90.16 ACRES, MORE OR LESS.

THE ABOVE PROPERTY IS DESCRIBED ACCORDING TO A SURVEY MADE BY JAMES ALLEN CRAWFORD, TN LIC #1455, CRAWFORD LAND SURVEYORS, P.C., DATED NOVEMBER 14, 2003 AND LAST REVISED FEBRUARY 24, 2004.

BEING THE SAME PROPERTY CONVEYED TO TWD I PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP, BY DEED FROM BELZ/BECKER-LEWIS-SHLENKER PROPERTIES, DATED FEBRUARY 26, 2004 AND RECORDED AT INSTRUMENT NO. 20040227-0022428, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract 2:

LAND IN THE TWENTY-NINTH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, LYING ON THE WESTERLY SIDE OF OLD HICKORY BOULEVARD (HOBSON PIKE), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A HIGHWAY MONUMENT FOUND IN THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD, SAID MONUMENT LYING APPROXIMATELY 1,560 FEET FROM THE CSX TRANSPORTATION RAILROAD, NEAR THE SOUTHEAST CORNER OF PROPERTY OWNED BY ROBERT E. LANNING, DEED BOOK 6921, PAGE 800, R.O.D.C.;

THENCE, ALONG THE WESTERLY MARGIN OF OLD HOBSON PIKE THE FOLLOWING FIVE COURSES AND DISTANCES: SOUTH 36°28'26" WEST, A DISTANCE OF 65.50 FEET TO A POINT;

THENCE, SOUTH 54°50'39" WEST, A DISTANCE OF 63.81 FEET TO AN IRON PIN SET;

THENCE, SOUTH 69°53'54" WEST, A DISTANCE OF 279.89 FEET TO AN IRON PIN SET;

THENCE, SOUTH 54°13'59" WEST, A DISTANCE OF 102.99 FEET TO AN IRON PIN SET;

THENCE, SOUTH 40°04'45" WEST, A DISTANCE OF 217.06 FEET TO AN IRON PIN SET;

THENCE, LEAVING SAID MARGIN, ALONG OR NEAR THE NORTHERLY LINE OF VIDYA ENTERPRISES, DEED BOOK 9610, PAGE 458, R.O.D.C., NORTH 72°33'19" WEST, A DISTANCE OF 259.00 FEET TO AN IRON PIN SET;

THENCE, ALONG OR NEAR THE EASTERLY LINE OF BELZ-MCDOWELL PROPERTIES, DEED BOOK 4699, PAGE 108, R.O.D.C., NORTH 07°22'09" EAST, A DISTANCE OF 437.50 FEET TO AN IRON PIN FOUND AT A FENCE POST AND BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, ALONG OR NEAR THE SOUTHERLY LINE OF LANNING, SOUTH 82°36'34" EAST, A DISTANCE OF 774.67 FEET TO THE POINT OF BEGINNING, CONTAINING 228,725 SQUARE FEET OR 5.25 ACRES, MORE OR LESS.

THE ABOVE PROPERTY IS DESCRIBED ACCORDING TO A SURVEY MADE BY JAMES ALLEN CRAWFORD, TN LIC #1455, CRAWFORD LAND SURVEYORS, P.C., DATED NOVEMBER 14, 2003 AND LAST REVISED FEBRUARY 24, 2004.

BEING THE SAME PROPERTY CONVEYED TO TWD I PARTNERSHIP, A TEXAS GENERAL PARTNERSHIP BY DEEDS FROM JOHN W. ELLIS DATED FEBRUARY 23, 2004 AND RECORDED AT INSTRUMENT NOS. 20040227-0022429 AND 20040227-0022430, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

INCLUDED IN THE ABOVE DESCRIBED PROPERTIES BUT EXPRESSLY EXCLUDED THEREFROM ARE THOSE TRACTS IDENTIFIED AS EXCLUSION ONE, EXCLUSION TWO AND EXCLUSION THREE ON EXHIBIT A-1 APPENDED HERETO AND INCORPORATED HEREIN BY REFERENCE.

EXHIBIT A-1

EXCLUSION ONE

Property Description
TWD I Partnership
Tract 1
02-20-05

Land in the first Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the northerly line of the Luther Marie Vaughn property as recorded in Book 11180, Page 659, R.O.D.C., Tennessee, said point also being in the line of the TWD I Partnership property as recorded in Book 20040227, Page 22428, R.O.D.C., Tennessee, said point also being 34 feet more or less from an iron rod found, and being the westerly corner of the herein described tract;

Thence, crossing the TWD I Partnership property, North 47°55'47" East a distance of 354.89 feet;

Thence, with a curve to the left having an arc distance of 104.35 feet, said curve having a radius of 630.00 feet, a chord direction of North 18°29'49" West and a chord length of 104.23 feet;

Thence, with a curve to the right having an arc distance of 29.15 feet, said curve having a radius of 25.00 feet, a chord direction of North 10°09'48" East and a chord length of 27.53 feet;

Thence, with a curve to the left having an arc distance of 93.20 feet, said curve having a radius of 300.00 feet, a chord direction of North 34°40'05" East and a chord length of 92.83 feet to a point in the westerly line of the Belz-McDowell property as recorded in Book 4699, Page 101, R.O.D.C., Tennessee,

Thence, along the westerly line of the Belz-McDowell property, with a curve to the right having an arc distance of 229.00 feet, said curve having a radius of 360.00 feet, a chord direction of South 32°41'55" East and a chord length of 225.16 feet;

Thence, South 13°40'46" East a distance of 167.61 feet to a point in the northerly line of the Luther Marie Vaughn property;

Thence, along the northerly line of the Luther Marie Vaughn property, South 78°56'54" West a distance of 457.80 feet to the Point of Beginning, and also containing 1.75 acres more or less.

EXHIBIT A-1

EXCLUSION TWO

Property Description
TWD I Partnership
Tract 2
02-05-05

Land in the first Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the westerly line of the Luther Marie Vaughn property as recorded in Book 11180, Page 659, R.O.D.C., Tennessee, said point also being in the easterly line of the TWD I Partnership property as recorded in Book 20040227, Page 22428, R.O.D.C., Tennessee, said point also being 27 feet more or less from an iron rod found, and being the northeasterly corner of the herein described tract;

Thence, running along the westerly line of the Luther Marie Vaughn property, South 07°27'48" West a distance of 743.41 feet;

Thence, crossing the TWD I Partnership property, South 47°54'52" West a distance of 204.33 feet;

Thence, with a curve to the left having an arc distance of 84.74 feet, said curve having a radius of 350.00 feet, a chord direction of North 14°08'40" West and a chord length of 84.54 feet;

Thence, North 21°04'51" West a distance of 173.78 feet;

Thence, with a curve to the right having an arc distance of 37.41 feet, said curve having a radius of 250.00 feet, a chord direction of North 16°47'40" West and a chord length of 37.37 feet;

Thence, North 12°30'29" West a distance of 151.95 feet;

Thence, with a curve to the left having an arc distance of 86.48 feet, said curve having a radius of 300.00 feet, a chord direction of North 20°03'20" West and a chord length of 86.18 feet;

Thence, North 47°55'47" East a distance of 545.00 feet to the Point of Beginning, and also containing 4.15 acres more or less.

EXHIBIT A-1

EXCLUSION THREE

Property Description
TWD I PARTNERSHIP
TRACT Z
03-10-05

BEING A TRACT OF LAND LYING IN THE THIRTY-SECOND COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, LYING GENERALLY WEST OF HOBSON PIKE AND NORTH OF THE CSX TRANSPORTATION RAILROAD; BEING A PORTION OF A TRACT OF LAND IDENTIFIED AS PARCEL 175 ON DAVIDSON COUNTY PROPERTY MAP NO. 21, PROPERTY OWNERSHIP OF RECORD AS TWD I PARTNERSHIP IN INSTRUMENT 200402270022428, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIN FOUND NEAR A FENCE CORNER, SAID IRON PIN MARKS A NORTH CORNER OF SAID TWD I PARTNERSHIP PROPERTY AND IS THE SOUTHEAST CORNER OF PROPERTY OWNED BY SUMMERFIELD DEVELOPMENT, LLC, DEED BOOK 11571, PAGE 943, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE,
THENCE WITH THE CONTIGUOUS EAST LINE OF SAID SUMMERFIELD DEVELOPMENT, LLC, NORTH 06 DEGREES 42 MINUTES 53 SECONDS EAST 230.72 FEET TO THE **POINT OF BEGINNING;**

THENCE CONTINUING WITH SAID CONTIGUOUS EAST LINE OF SUMMERFIELD DEVELOPMENT, LLC, NORTH 06 DEGREES 42 MINUTES 53 SECONDS EAST 26.75 FEET TO A POINT, SAID POINT BEING THE NORTHERNMOST NORTHEAST CORNER OF SAID TWD I PARTNERSHIP PROPERTY, AND BEING A SOUTHWEST CORNER OF BELZ-McDOWELL PROPERTY, OWNERSHIP OF RECORD IN DEED BOOK 4699, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE EAST LINE OF SAID SUMMERFIELD DEVELOPMENT, LLC, AND WITH THE CONTIGUOUS LINE OF SAID BELZ-McDOWELL, SOUTH 54 DEGREES 21 MINUTES 42 SECONDS EAST 281.22 FEET TO A POINT;

THENCE LEAVING BELZ-McDOWELL AND ON A SEVERANCE LINE ACROSS SAID TWD I PARTNERSHIP THE FOLLOWING,
THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 227.00 FEET, A CENTRAL ANGLE OF 12 DEGREES 47 MINUTES 30 SECONDS, A CHORD OF SOUTH 29 DEGREES 54 MINUTES 30 SECONDS WEST 50.57 FEET, ALONG THE TOTAL CURVE LENGTH OF 50.68 FEET TO A POINT,
THENCE ON A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 112 DEGREES 06 MINUTES 37 SECONDS, A CHORD OF NORTH 87 DEGREES 38 MINUTES 27 SECONDS WEST 41.48 FEET, ALONG THE TOTAL CURVE LENGTH OF 48.96 FEET TO A POINT,
THENCE ON A CURVE TO THE LEFT WITH A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 19 DEGREES 51 MINUTES 59 SECONDS, A CHORD OF NORTH 41 DEGREES 31 MINUTES 08 SECONDS WEST 217.35 FEET, ALONG THE TOTAL CURVE LENGTH OF 218.44 FEET TO A POINT,
THENCE NORTH 51 DEGREES 27 MINUTES 07 SECONDS WEST 26.78 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 0.28 ACRES, MORE OR LESS.

A SURVEY BY CRAWFORD LAND SURVEYORS, PC, ENTITLED "ALTA/ACSM LAND TITLE SURVEY, BELZ-McDOWELL PROPERTY", DATED NOVEMBER 14, 2003, WAS THE REFERENCED DOCUMENT FOR COMMENCEMENT DATA AND BEARING BASE FOR THE AFOREDESCRIBED TRACT.

EXHIBIT B

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Taxes for the year 2006, which have been assumed by Grantee, a lien, but not yet due and payable.

2. All covenants, conditions, restrictions, easements, servitudes, rights of way and other matters of record affecting the Property.

3. All matters which would be disclosed by an accurate survey and inspection of the Property.