THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 19745-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
PS Buildings, Ltd. 425 Mercer Street Volant, Pennsylvania 16156	New Owner	Map 132.08 Parcel 007

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, MARY H. ANDREWS AND MARGARET A. ANDREWS, SUCCESSOR CO-TRUSTEES OF THE JOHN N. ANDREWS LIVING TRUST UNDER THE LIVING TRUST AGREEMENT DATED JANUARY 9, 2002, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PS BUILDINGS, LTD., a Florida limited partnership, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land lying in Nashville, Davidson County, Tennessee also being Lot "D" on the Resubdivision of Lots "D" and "C-1" on Horrell's Sidco Development of record in Instrument Number 20030605-0077784 at the Register's office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron rod on the intersection of the northerly right-of-way line of CSX Transportation Railroad and the easterly right-of-way line of Sidco Drive;

Thence with the easterly right-of-way line of Sidco Drive for the following two calls: 1) North 05 deg 54 min 40 sec East, 75.38 feet to an existing concrete monument, 2) North 05 deg 55 min 02 sec East, 376.35 feet to an existing iron rod at a corner common with Lot "C-2" on Horrell's Sidco Development of record in Plat Book 3600, Page 48 at the Register's office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way line of Sidco Drive, 50 feet in width, with a common property line with said Lot "C-2" for the following two calls: 1) South 87 deg 51 min 36 sec East, 352.97 feet to an existing iron rod, 2) North 47 deg 24 min 16 sec East, 142.27 feet to an existing iron rod at a corner common with Lot "C-1" on the said Resubdivision of Horrell's Sidco Development of record in Instrument Number 20030605-0077784 at the Register's office for Davidson County, Tennessee;

Thence with a the easterly property line of said Lot "C-1", North 47 deg 16 min 59 sec East, 77.61 feet to a "X" chiseled in concrete;

Davidson County DEEDWARR
Recvd: 08/23/06 15:16 5 pgs
Fees:28.00 Taxes:6290.00
20060823-0104120

Thence with the southerly property line of said Lot "C-1", South 42 deg 19 min 01 sec East, 55.28 feet to a point on the westerly right-of-way line of CSX Transportation Railroad;

Thence with the westerly right-of-way line of CSX Transportation Railroad, South 47 deg 42 min 31 sec West, 808.75 feet to the point of beginning containing 107,433 square feet or 2.466 acres more or less.

Being the same property conveyed to John N. Andrews, Trustee of the John N. Andrews Living Trust by deed from John N. Andrews of record in Instrument Number 20020611-0070694 at the Register's office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered; and Grantors do further covenant and bind themselves, their successors and assigns, 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.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed this 18th day of August, 2006.

Mary H. Andrews, Successor Co-Trustee

Mary H. Andrews, Successor Co-Trustee

Margaret A. Andrews, Successor Co-Trustee

Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Mary H. Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Successor Co-Trustee of the John N. Andrews Living Trust and who further acknowledged that she, as such Successor Co-Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Successor Co-Trustee for the said John N. Andrews Living Trust.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of August, 2006.

Jennifer L. Johnson
NOTARY PUBLIC
My Commission Expires: Nov. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Margaret A. Andrews, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Successor Co-Trustee of the John N. Andrews Living Trust and who further acknowledged that she, as such Successor Co-Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Successor Co-Trustee for the said John N. Andrews Living Trust.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of August, 2006.

Jennifer L. Johnson
NOTARY PUBLIC
My Commission Expires: Nov. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00

Affiant

Subscribed and sworn to before me this
18th day of August, 2006.

Notary Public
My commission expires: Nov. 24, 2007

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

WD3.600

Exhibit "A"
Permitted Encumbrances

(a) Taxes for the year 2006 and subsequent years, a lien not yet due and payable.

(b) Matters shown on the Plan of record as Instrument No. 20030605-0077784, Register's Office for Davidson County, Tennessee, shown as an Owner's Certificate and is subject to all matters as set forth therein.

(c) Rights reserved with reference to uranium, thorium and all other materials essential to production of fissionable materials as set out in deed to State of Tennessee of record in Book 1731, page 533, Register's Office for Davidson County, Tennessee.

(d) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7610, page 584, Register's Office for Davidson County, Tennessee.

(e) Easement Agreement for pedestrian and vehicular access of record in Bok 7746, page 156, Register's Office for Davidson County, Tennessee.

(f) Subject to the terms of the conditions and covenants stated in the deeds from CSX Transportation, Inc., of record in Book 7429, page 245, and Book 7925, page 103, Register's Office for Davidson County, Tennessee.

(g) Title to that portion of the premises within the bounds of the chartered railroad right-of-way.