Davidson County DEEDWARR
Recvd: 09/14/06 09:47 6 pgs
Fees:33.00 Taxes:13394.56
20060914-0113879

FROM: William H. Hawkins, Successor Trustee

TO: LOGISTICS WAY DCT/LWI LLC

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
LOGISTICS WAY DCT/LWI LLC c/o Logistics Way Investors, LLC 706 Church Street, Suite 200 Nashville, Tennessee 37203	SAME	Map 175 Parcels 207 and 117

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,620,152.00.

Affiant

PENNY L. DENTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this the 13th day of September, 2006.

Notary Public

My Commission Expires NOV. 14, 2009

My Comm. Expires: 11/14/09

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, WILLIAM H. HAWKINS, SUCCESSOR TRUSTEE, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto LOGISTICS WAY DCT/LWI LLC, a Delaware limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Tract I

Being a tract of land lying in Antioch, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod in the southerly right-of-way line of Logistics Way, 60 feet in width, at a corner common with the property of William H. Hawkins, Trustee, as of record in Instrument Number: 20041105-0133775, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 617,980.04; Easting: 1,787,920.57; on the State Plane Coordinate System NAD-83 (1995);

Thence with the southerly right-of-way line of Logistics Way, South 66 deg 34 min 36 sec East, 577.60 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 505.53 feet, the center angle of which is 14 deg 56 min 42 sec, the radius of which is 1938.09 feet, the chord of which is South 74 deg 02 min 57 sec East, 504.09 feet to an existing iron rod;

Thence South 81 deg 31 min 18 sec East, 521.35 feet to an existing iron rod;

Thence with a curve to the right, along an arc length of 36.93 feet, the central angle of which is 70 deg 31 min 44 sec, the radius of which is 30.00 feet, the chord of which is South 46 deg 15 min 26 sec East, 34.64 feet to an existing iron rod;

Thence with a curve to the left, along an arc length of 81.73 feet, the central angle of which is 78 deg 02 min 44 sec, the radius of which is 60.00 feet, the chord of which is South 50 deg 00 min 56 sec East, 75.56 feet to an iron rod set, at a corner common with the property of FedEx Freight East, Inc., as of record in Instrument Number: 20030328-0041192, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way of Logistics Way with the westerly property line of FedEx Freight East, Inc., with a curve to the right, along an arc length of 36.93 feet, the central angle of which is 70 deg 31 min 44 sec, the radius of which is 30.00 feet, the chord of which is South 53 deg 46 min 26 sec East, 34.64 feet to an existing iron rod;

Thence South 18 deg 30 min 34 sec East, 919.92 feet to an existing iron rod;

Thence South 08 deg 50 min 29 sec West, 50.66 feet to an existing iron rod at the charter right-of-way line of CSX Transportation Railroad;

Thence South 08 deg 50 min 29 sec West, 101.65 feet to an iron rod set, at the center line of the charter right-of-way line of CSX Transportation Railroad;

Thence with the center of the charter right-of-way of CSX Transportation Railroad, North 70 deg 48 min 23 sec West, 2001.26 feet to an iron rod set;

Thence North 69 deg 46 min 29 sec West, 43.89 feet to an iron rod set, at a corner common with the property of William H. Hawkins, Trustee;

Thence leaving the center line of the charter right-of-way line of CSX Transportation Railroad, with the easterly property line of William H. Hawkins, Trustee, North 20 deg 13 min 31 sec East, 284.49 feet to an existing iron rod;

Thence North 07 deg 21 min 19 sec West, 235.63 feet to an existing iron rod;

Thence North 06 deg 53 min 48 sec West, 389.90 feet to the POINT OF BEGINNING. Containing 1,589,400 square feet or 36.488 acres more or less.

Being the same property conveyed to Charles W. Hawkins, III, Trustee, by Deed of record in Instrument Number 20000811-0079816, William H. Hawkins having been appointed Successor Trustee by Appointment of Successor Trustee of record in Instrument Number 20040930-0117706 in the Register's Office for Davidson County, Tennessee.

Tract 1A

An appurtenant non-exclusive access easement benefiting the said Tract I as described in a Quitclaim Deed recorded as Instrument 200008110079815 and amended by Instrument 20020212-0018625, and being located on property described as follows:

Being a tract of land lying in Antioch, Davidson County, Tennessee, and being more particularly described as follows:

Commencing at an iron rod set at the intersection of the easterly right-of-way line of Old Hickory Boulevard, width varies, and the southerly property line of the property of CF Properties, Inc., also being the centerline of the right-of-way of CSX Transportation Railroad, 200 feet in width, as of record in Deed Book 10319, Page 614, at the Register's Office for Davidson County, Tennessee.

Thence leaving the easterly right-of-way line of Old Hickory Boulevard with the southerly property line of CF Properties, Inc., South 52 deg 30 min 14 sec East, 4.22 feet to an iron rod set;

Thence along a curve to the left, with an arc length of 798.01, with a radius of 2864.82 feet, the central angle of which is 15 deg 57 min 36 sec, the chord of which is South 60 deg 29 min 02 sec East, 795.44 feet to an iron rod set;

Thence South 69 deg 46 min 29 sec East, 280.76 feet to an iron rod set;

Thence South 70 deg 48 min 23 sec East, 2001.26 feet to an iron rod set at a corner common with the property of Consolidated Freightways Corporation of Delaware, as of record in Deed Book 7933, Page 333, at the Register's Office for Davidson County, Tennessee.

Thence with the westerly property line of Consolidated Freightways Corporation of Delaware, North 08 deg 50 min 29 sec East, 152.31 feet to an iron rod set at a corner common with said CF Properties, Inc., the true point of beginning;

Thence with the easterly property line of CF Properties, Inc., North 18 deg 30 min 34 sec West, 919.92 feet to an iron rod set;

Thence along a curve to the left, with an arc length of 36.93 feet, the radius of which is 30.00 feet, the central angel of which is 70 deg 31 min 44 sec, the chord of which is North 53 deg 46 min 26 sec West, 34.64 feet to an iron rod set in the right-of-way terminus of proposed Logistics Way;

Thence with the right-of-way terminus of proposed Logistics Way, along a curve to the left, with an arc length of 114.64 feet, the radius of which is 60.00 feet, the central angel of which is 109 deg 28 min 16 sec, the chord of which is North 36 deg 13 min 34 sec East, 97.98 feet to an iron rod set at a corner common with the property of CF Properties, Inc., as of record in Deed Book 10319, Page 614, at the Register's Office for Davidson County, Tennessee;

Thence leaving the right-of way terminus of proposed Logistics Way with the southerly property line of CF Properties, Inc., South 18 deg 30 min 34 sec East, 887.78 feet to an iron rod set in the westerly property line of said Consolidated Freightways Corporation of Delaware;

Thence with the westerly property line of Consolidated Freightways of Delaware, South 08 deg 50 min 29 sec West, 130.59 feet to the point of beginning, containing 54.086 square feet (1.242 acres more or less).

Being the same property conveyed to CF Properties, Inc., as of record in Deed Book 10319, Page 614, and being a portion of the property conveyed to CNF Properties, as of record in Instrument No. 200002220017471, at the Register's Office for Davidson County, Tennessee.

Described according to a survey by R. Scot Cherry, RLS # 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204 dated August 10, 2000.

Tract II

Being a tract of land lying in Lavergne, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an existing iron rod at the intersection of the northerly terminus of Heil Quaker Boulevard, 60 feet in width, and the northerly right-of-way line of Teledyne Place, 60 feet in width, at a corner common with the property of Section VII, Interchange Industrial Park, as of record in Plat Book 4660, Page 2, at the Register's Office for Davidson County, Tennessee, also being the property of TDY Industries, Inc., as of record in Instrument Number: 20021210-0152289, at the Register's Office for Davidson County, Tennessee, said existing iron rod being located at Northing: 616,002.28; Easting: 1,789,259.90; on the State Plane Coordinate System NAD-83 (1990);

Thence leaving the northerly terminus of Heil Quaker Boulevard, and the northerly right-of-way line of Teledyne Place, with the easterly property line of TDY Industries, Inc., North 09 deg 00 min 16 sec East, 539.84 feet to an existing iron rod in the southerly right-of-way line of CSX Transportation Railroad;

Thence with the southerly right-of-way line of CSX Transportation Railroad, South 70 deg 48 min 23 sec East,
60.96 feet to an existing iron rod, at a corner common with Lot 1 of the Heil Quaker Corporation Property, as of record in Plat Book 6250, Page 958, at the Register's

Office for Davidson County, Tennessee, also being the property of Whirlpool Lavergne Corporation, as of record in Deed Book 7454, Page 243, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of CSX Transportation Railroad, with the westerly property line of said Lot 1, South 09 deg 00 min 16 sec West, 529.01 feet to an existing iron rod, in the northerly terminus of Heil Quaker Boulevard;

Thence with the northerly terminus of Heil Quaker Boulevard, North 81 deg 02 min 21 sec West, 60.00 feet to the POINT OF BEGINNING. Containing 32,065 square feet or 0.736 acres more or less.

Being the same property conveyed to Charles W. Hawkins, III, Trustee, by Deed of record in Instrument Number 20001114-0112718 and by Deed of record in Instrument Number 20001114-0112719, William H. Hawkins having been appointed Successor Trustee by Appointment of Successor Trustee of record in Instrument Number 20040930-0117706 in the Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. Taxes for the year 2006.

2. ALTA/ACSM Land Title Survey (Tax Map 175, Parcel 195 Old Hickory Boulevard) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated June 14, 2000, revised August 20, 2000, and bearing Job No. 00079-1 LKM, subsequently revised August 21, 2006 (the "Survey"), discloses the following: Overhead utilities crossing in southerly boundary; Fiber optic cable crossing in southerly boundary; Force main crossing in southerly portion; and Drain crossing property in eastern portion. All as more particularly shown on said survey and not otherwise referenced.

3. Easement(s) to Tennessee Power Corporation, as set forth in instrument recorded in Book 435, page 507, Register's Office for Davidson County, Tennessee.

4. Easement(s) for sanitary sewers and/or storm drainage, as set forth in instrument recorded in Book 7225, page 271, said Register's Office as shown on the Survey.

5. Judgment for Easement(s) as set forth in instrument recorded in Book 11749, page 313, said Register's Office as shown on the Survey.

6. Rights of the Railroad under a Charter Right-of-Way as shown on the Survey.

7. Maintenance obligations related to Easement of record in Instrument No. 200008110079815, said Register's Office. (Tract I) as amended by Amendment to Termination and Relocation of Easement and Quitclaim Deed of record in Instrument No. 20020212-0018625, said Register's Office.

8. Right-of-Way Dedication for Logistics Way of record in Instrument No.

200008100079247, said Register's Office as shown on the Survey.

9. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20010321-0027451, said Register's Office as shown on the Survey.

10. Stormwater Detention Agreement of record in Instrument No. 20001107-0110480 and Instrument No. 20041221-0151661, said Register's Office as shown on the Survey.

11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20050131-0011051, said Register's Office as shown on the Survey.

12. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20001214-0122875, said Register's Office as shown on the Survey.

This is property located at 3815 Logistics Way, Antioch, Nashville, Davidson County, Tennessee and Heil Quaker Blvd., La Vergne, Davidson County, 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 GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its 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 above), 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.

WITNESS my hand effective this 13th day of September, 2006.

William H. Hawkins, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William H. Hawkins, Successor Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 13th day of September, 2006.

NOTARY PUBLIC

PENNY L. DENTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires: 11/14/09

My Commission Expires NOV. 14, 2009

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