Davidson County DEEDWARR
Recvd: 11/03/06 15:35 4 pgs
Fees:23.00 Taxes:22995.50
20061103-0137324

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

File No. 19743-6
Davidson Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Trantor II LLC c/o PLP Management 27 Union Square West, Suite 300 New York, NY 10003	New Owner	Map 175 Parcel 209

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, WILLIAM H. HAWKINS, TRUSTEE, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, on behalf of Logistics Way Investors, a Tennessee joint venture, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto TRANTOR II LLC, a New York limited liability company, 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 Antioch, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing iron rod in the easterly right-of-way line of Old Hickory Boulevard, width varies, a the intersection with the center of the CSX Transportation Railroad Charter Right-of-Way, Charter Right-of-Way 200 feet in width, said existing iron rod being located at northing: 617,568.67, easting 1,786,981.39, on the State Plane Coordinate System NAD-83 (1995); thence, leaving the center of the CSX Transportation Railroad Charter Right-of-Way, with the easterly right-of-way line of Old Hickory Boulevard, North 39 deg. 27 min. 48 sec. East, 223.94 feet to an existing iron rod; thence, North 23 deg. 57 min. 12 sec. East, 99.83 feet to an existing iron rod; thence, with a curve to the left, along an arc length of 162.56 feet, the central angle of which is 04 deg. 45 min. 52 sec., the radius of which is 1,954.86 feet, the chord of which is North 34 deg. 39 min. 43 sec. East, 162.51 feet to an existing iron rod; thence, North 38 deg. 32 min. 46 sec. East, 235.93 feet to an existing iron rod; thence, North 58 deg. 46 min. 09 sec. East, 28.95 feet to an existing iron rod; thence, North 23 deg. 25 min. 24 sec. East, 25.00 feet to an existing iron rod, at the intersection with the southerly right-of-way line of Logistics Way, 60 feet in width; thence, leaving the easterly right-of-way line of Old Hickory Boulevard, with the southerly right-of-way line of Logistics Way, South 66 deg. 34 min. 36 sec. East, 525.48 feet to an existing iron rod, at a corner common with the property of William H. Hawkins, Trustee, as of record in Instrument Number

20000811-0079816, Appointment of Successor Trustee, Instrument Number 20040930-0117706, at the Register's Office for Davidson County, Tennessee; thence, leaving the southerly right-of-way line of Logistics Way with the westerly property line of William H. Hawkins, Trustee, South 06 deg. 53 min. 48 sec. East, 389.90 feet to an existing iron rod; thence South 07 deg. 21 min. 19 sec. East, 235.63 feet to an existing iron rod; thence South 20 deg. 13 min. 31 sec. West, 284.49 feet to an existing iron rod, in the center of said CSX Transportation Railroad Charter Right-of-Way; thence with the center of the CSX Transportation Railroad Charter Right-of-Way, North 69 deg. 46 min. 29 sec. West, 236.87 feet to an existing pk nail; thence with a curve to the right, along an arc length of 798.01 feet, the central angle of which is 15 deg. 57 min. 36 sec., the radius of which is 2,864.82 feet, the chord of which is North 60 deg. 29 min. 02 sec. West, 795.44 feet to an existing iron rod; thence North 52 deg. 30 min. 14 sec. West, 4.22 feet to the point of BEGINNING, containing 683, 021 square feet or 15.680 acres, more or less.

BEING part of the same property conveyed to Charles W. Hawkins, III, Trustee, by Deed from CNF Properties, Inc., a Delaware corporation, of record in Instrument No. 200008110079816, Register's Office for Davidson County, Tennessee. By instrument entitled Appointment of Successor Trustee recorded as Instrument No. 20040930-0117706, Register's Office for Davidson County, Tennessee, William H. Hawkins was appointed Trustee to replace Charles W. Hawkins, III, deceased. The said property was further conveyed to William H. Hawkins, Trustee with full power to transfer, sell, convey, mortgage, or otherwise encumber without the joinder of any beneficiary by Quitclaim Deed of record in Instrument No. 20041105-0133775, Register's Office for Davidson County, Tennessee. See also Deed of Correction recorded as Instrument Number 20060929-0120793, said 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 Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered; and Grantor does further covenant and bind himself, his 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 Grantor has caused this instrument to be to be executed this 3rd day of November, 2006.

William H. Hawkins, Trustee

William H. Hawkins, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary

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, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 3rd day of November, 2006.

Notary Public
My Commission Expires: 3/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $6,215,000.

Affiant

Subscribed and sworn to before me this 3rd day of November, 2006.

Notary Public
My Commission expires: 3/22/09

EXHIBIT A
PERMITTED ENCUMBRANCES

(a) Taxes for the year 2007 and subsequent years, not yet due and payable.

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

(c) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7225, page 271, Register's Office for Davidson County, Tennessee.

(d) Rights of the Railroad under a Charter Right-of-Way.

(e) Matters shown on the plan of the Right-of-Way Dedication for Logistics Way, as of record as Instrument No. 200008100079247, Register's Office for Davidson County, Tennessee.

(f) Matters shown on ALTA/ACSM survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. 1512 dated September 11, 2006, and revised October 27, 2006.

(g) Stormwater Detention Agreements of record as Instrument Nos. 20010223-0017184, Register's Office for Davidson County, Tennessee.

(h) Stormwater Detention Agreement contained in instrument of record as Instrument No. 20041221-0151661, Register's Office for Davidson County, Tennessee.

(i) Stormwater Detention Agreement contained in instrument of record as Instrument No. 20001107-0110480, Register's Office for Davidson County, Tennessee.

(j) Stormwater Detention Agreement contained in instrument of record as Instrument No. 20061019-0129703, Register's Office for Davidson County, Tennessee.