1st

Davidson County DEEDWARR
Recvd: 01/10/07 14:21 5 pgs
Fees:28.00 Taxes:11655.00
20070110-0004264

This instrument was prepared by:

LandAmerica Financial Group, Inc.
424 Church Street, Suite 950
Nashville, TN 37209

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
BTP Nashville LLC 1530 Broadway New York, New York 10036	NEW OWNER	82-9/470 82-9/234

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, International Distribution Systems, Inc., a Kentucky corporation (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto BTP Nashville LLC, a Delaware limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

This conveyance is subject to the matters described on attached Exhibit "B".

This is improved property commonly known as 2nd Ave North and 1324 2nd Ave North.

STATE OF NEW YORK
COUNTY OF NEW YORK

The actual consideration or value, whichever is greater for this transfer is $3,150,000.00.

Affiant:
BTP Nashville LLC
By: 1530 Management, LLC

CHRISTINA WILLLIAMS
Notary Public, State of New York
No. 01WI6104153
Qualified in New York County
Commission expires, January 5, 2008

By:
Name: Charles Bowser
Title: Manager

Subscribed and sworn to before me this the 8 day of JANUARY, 2007.

Notary Public

My Commission Expires: 1/5/2008

CHRISTINA WILLIAMS NOTARY PUBLIC STATE OF NEW YORK

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind it, its successors and assigns, 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 whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of JAN, 2007.

International Distribution Systems, Inc.

By: _____

Name: Gary Waller

Title: President

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned of the state and county mentioned, personally appeared Gary Waller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of International Distribution Systems, Inc., the within named bargainor, a corporation, and that such President as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand, at office, this 10th day of January, 2007.

Notary Public

My Commission Expires: 11-14-2009

LINDA PRATCHETT
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY TN

MY COMMISSION EXPIRES:
November 14, 2009

EXHIBIT A
LEGAL DESCRIPTION

Parcel A: (Tax Parcel 82-9/470)

Tract 1:

Land in Davidson County, Tennessee, being the east part of Lot No. 80 and the southeast part of Lot No. 81 on the Map of McGavock's City Park Addition, as of record in Book 57, page 101, Register's Office for said County.

Said parts of said lots front 38 feet on the north side of Taylor Street and run back between parallel lines, along the west margin of the first alley east of 2nd Avenue North, 93 feet to a dead line.

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 80 in McGavock's City Park Plan, a plat of which is of record in Book 57, page 101, Register's Office for said County, described as follows:

Beginning at a point at the southwest corner of Lot No. 80 in said plan; running thence northerly, with the east margin of Second Avenue North, 33-1/3 feet to a point; thence in an easterly direction along a line parallel with the north margin of Taylor Street, 126 feet to a point; thence in a southerly direction along a line parallel with the east margin of Second Avenue North, 33-1/3 feet to the north margin of Taylor Street; thence in a westerly direction with the north margin of Taylor Street, 126 feet to the point of beginning.

Tract 3:

Land in Davidson County, Tennessee, being part of Lot No. 81 on the Plan of the Subdivision of the McGavock City Park Lot, as of record in Book 57, page 101, Register's Office for said County, described as follows:

Beginning on the easterly margin of Second Avenue North, formerly Market Street, 66-2/3 feet north of the northerly margin of Taylor Street; thence with the easterly margin of said Avenue northwardly 33-1/3 feet to the corner of Lot Nos. 81 and 82; thence with the line between said two lots, eastwardly 174.8 feet to the westerly margin of an alley; thence with said alley, southwardly 7 feet; thence at right angles westwardly 38 feet; thence at right angles southwardly 26-1/3 feet; thence at right angles westwardly 136.8 feet to the beginning.

Tract 4:

Land in Davidson County, Tennessee, being the north 16-2/3 feet of the westerly 126 feet of Lot No. 80 and the south 16-2/3 feet of the westerly 126 feet of Lot No. 81 on the Map of the Subdivision of the McGavock City Park Lots, as of record in Book 57, page 101, Register's Office for Davidson County, Tennessee.

Said parts of said lots front together 33-1/3 feet on the easterly side of Second Avenue North, and run back between parallel lines 126 feet to a dead line.

Being the same property conveyed to International Distribution Systems, Inc., by Deed of Record in Book 11342, page 144, Register's Office for Davidson County, Tennessee.

Parcel B: (Tax Parcel 82-9/234)

Being a tract or parcel of land lying in Nashville, Davidson County, Tennessee, and containing Lot Nos. 41, 42, 43, 44, 53, 54, 55, and 56, on the Plan of Hugh W. McGavock's Addition to Nashville, as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

EXHIBIT A
LEGAL DESCRIPTION
(continued)

Beginning at the intersection of the northeasterly right-of-way of Second Avenue North (formerly Market Street) and the northwesterly right-of-way of Monroe Street, said point being the southwesterly corner of Lot No. 41, on the Plan of Hugh W. McGavock's Addition to Nashville; thence continuing along said right-of-way of Second Avenue North, North 29 deg. 08' 09" W. 574.39 feet to the intersection of the northeasterly right-of-way of Second Avenue North and the southeasterly right-of-way of Taylor Street, said point being the most westerly corner of the herein described property; thence continuing along said right-of-way of Taylor Street, North 61 deg. 09' 37" E. 365.60 feet to the intersection of the southeasterly right-of-way of Taylor Street and the southwesterly right-of-way of First Avenue North (formerly Water Street); thence continuing along the southwesterly right-of-way of First Avenue North, S. 29 deg. 08' 10" E. 572.96 feet to the northwesterly right-of-way of Monroe Street, said point being the southeasterly corner of Lot No. 56, on the Plan of Hugh W. McGavock's Addition to Nashville; thence continuing along said right-of-way of Monroe Street, South 60 deg. 56' 12" W. 365.60 feet to the point of beginning and containing 209,735 square feet or 4.815 acres, more or less.

Being the same property conveyed to International Distribution Systems, Inc., by Deed of Record in Book 7770, page 974, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2006, a lien, which are now due and payable, but not yet delinquent. Tax Parcel Nos. 82-9/234 (Tract I) and 82-9/470 (Tract II).

2. ALL matters shown on Plat recorded in Book 57, page 101. (Tract II)

3. All matters shown on Survey No. 06239 CW, dated October 4, 2006, prepared by R. Scot Cherry, Tennessee RLS #1512 of Cherry Land Surveying, Inc., Surveyors.