Davidson County DEEDWARR
Recvd: 03/15/07 15:51 4 pgs
Fees:23.00 Taxes:7400.00
20070315-0031901

This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, TN 37219

**Address New Owner(s):**
12980 Old Hickory, LLC
Mr. R. Brian Watson, Manager
The Equitable Building
730 Seventeenth Street
Suite 600
Denver, CO 80202

**Send Tax Bills to:**
New Owner

**Map and Parcel No.:**
Map: 175
Parcel: 143.00

## SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **AMERISOURCEBERGEN DRUG CORPORATION**, a Delaware corporation, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **12980 OLD HICKORY, LLC**, (the "Grantee"), its successors and assigns, all of its right, title and interest in certain land in Davidson County, Tennessee described on Exhibit A attached hereto.

This is improved property located at 12980 Old Hickory Road, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. Grantor covenants with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to those matters set forth on Exhibit B attached hereto and has a good right to convey it. Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise and except for those matters set forth on Exhibit B.

Whenever used, the singular 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 executed this instrument on this 12th day of March, 2007.

AMERISOURCEBERGEN DRUG CORPORATION, a Delaware corporation

By: _____

Its: Senior Vice President

3593022_2.DOC

STATE OF PENNSYLVANIA )
COUNTY OF CHESTER )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John G. Chou with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Sr. Vice President, of AmerisourceBergen Drug Corporation, the within named bargainor, a corporation, and that he as such Sr. Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sr. Vice President.

Witness my hand and seal, at office in Chesterbrook, Pennsylvania, this 12th day of March, 2007.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
VICKI L. BAUSINGER, Notary Public
Tredyffrin Twp., Chester County
My Commission Expires May 19, 2009

Vicki L. Bausinger
Notary Public
My Commission Expires: 5/19/09

STATE OF Pennsylvania )
COUNTY OF Chester )

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Affiant

Subscribed and sworn to before me this 12th day of March, 2007.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
VICKI L. BAUSINGER, Notary Public
Tredyffrin Twp., Chester County
My Commission Expires May 19, 2009

Vicki L. Bausinger
Notary Public
My Commission Expires: 5/19/09

3593022_2.DOC

## PROPERTY DESCRIPTION

Being a tract of land lying in the 2nd Civil District of Nashville, Davidson County, Tennessee and being Lot No. 1 as shown on Section One, Jackson Business Park Subdivision, as for record in Book 5200, page 527, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

1. Beginning at a Highway R.O.W. monument in the westerly R.O.W. of Old Hickory Boulevard as it presently exists, said monument being the southeast corner of the herein described tract and northeast corner of the Baker Street Properties, as of record in Book 4870, page 68, Register's Office for Davidson County, Tennessee; thence

2. Leaving the existing R.O.W. of Old Hickory Boulevard and on the common line between the herein described tract and said Baker Street Properties, N 82° 25' 00" W, 25.04 feet to an iron pin being the true point of beginning; thence

3. Continuing with the common line between the herein described tract and the Baker Street Properties N 82° 25' 00" W, 544.38 feet to an iron pin; thence

4. Leaving said common line and with a new line N 08° 01' 00" E, 471.76 feet to an iron pin in the southerly R.O.W. of proposed Owen Drive as shown on the said Jackson Business Park Subdivision, Section One; thence

5. With the southerly R.O.W. of proposed Owen Drive S 81° 59' 00" E, 532.50 feet to a concrete monument; thence

6. With a return curve to the right, said curve having a radius of 35.00 feet, a length of 56.851 feet to a concrete monument in the new R.O.W. of Old Hickory Boulevard as shown on the aforesaid Jackson Business Park, Section One; thence

7. With the new R.O.W. of Old Hickory Boulevard, S 11° 05' 00" W, 431.39 feet to the true point of beginning and continuing 5.998 acres.

Being the same property conveyed to Berry Wholesale Drug company, a Tennessee corporation, by Warranty Deed from Jackson Business Park Associates, a Tennessee joint venture among W. Owen Ferrell, Union Financial Corporation, and Southeast Venture Companies of record in Book 6060, page 476, Register's Office for Davidson County, Tennessee, by Articles and Plan of Merger of record in Book 6761, page 109, said Register's Office, Berry Wholesale Drug Company merged into Bergen Brunswig Drug Company, a California corporation. Bergen Brunswig Drug Company having since merged with Amerisource Corporation and changed its name to AmerisourceBergen Drug Corporation as evidenced by instrument of record as Instrument No. 20070105-0002189, Register's Office for Davidson County, Tennessee.

EXHIBIT A

## PERMITTED EXCEPTIONS

1. Taxes for 2007, a lien not yet due and payable.

2. All matters appearing on the plat of record in Plat Book 5200, page 527, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions & Restrictions of record in Book 6060, page 449, said Register's Office.

4. All matters appearing on the survey prepared by John Coke Smith, III, RLS No. 2196, Smith Surveyors, Inc., dated December 14, 2006, last revised March 6, 2007, Job No. 1214063A, Project No. 04050140.

**EXHIBIT B**