Davidson County DEEDWARR
Recvd: 04/25/07 11:56 6 pgs
Fees:33.00 Taxes:19980.00
20070425-0049324

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (DMS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Best One Nashville Realty Partnership 1475 Jingle Bell Road Lexington, KY 40509	Best One Nashville Realty Partnership 1475 Jingle Bell Road Lexington, KY 40509	106-6/58

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, ALADDIN INDUSTRIES, LLC, a Delaware limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey, unto BEST ONE NASHVILLE REALTY PARTNERSHIP, a Tennessee general partnership ("Grantee"), certain real property in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining, to Grantee and its successors and assigns forever, subject, however, to the matters set forth on Exhibit B attached hereto.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to said real estate to Grantee and its successors and assigns against the lawful claims of all persons claiming through and under Grantor (except with respect to those matters set forth on Exhibit B), but not further or otherwise.

GRANTEE AND ITS SUCCESSORS AND ASSIGNS shall be prohibited from using said real property, or allowing said real property to be used, for the activities set forth on Exhibit C attached hereto.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the 24th day of April, 2007.

ALADDIN INDUSTRIES, LLC, a Delaware limited liability company

By: _____
Name: V. S. Johnson, III
Title: Chairman of the Board of Managers

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, V. S. Johnson, III, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chairman of the Board of Managers of ALADDIN INDUSTRIES, LLC, a Delaware limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 23rd day of April, 2007.

Mary Jan Dionne
Notary Public

My Commission Expires: 3/20/10

MARY JAN DIONNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $5,400,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of April, 2007.

Mary Jan Dionne
Notary Public

My Commission Expires: 3/20/10

MARY JAN DIONNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

[Property Description]

A tract of land in the Sixteenth Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being a part of Lots 3, 4 and 5 as shown on the Plan of A.H. Ford Lands of record in Book 21, page 51, and a part of Lot 1 and all of Lot 2 on the Charles T. Cole Property Subdivision of record in Book 161, Page 32 and a part of the 5.71 acres on the Plan of Gaut and McLesters Subdivision of record in Book 57, page 144, all in the Register's Office for Davidson County, Tennessee and being more particularly described according to a survey prepared by Ragan-Smith Associates, Job Number 2001-073, Work Order 6764, dated August 13, 2001 and proceeding as follows:

BEGINNING at an iron rod (new) on the southerly right-of-way line of Murfreesboro Road, a 112-foot right-of-way, at the intersection of the southerly right-of-way line of Murfreesboro Road and the northeast corner of the CSX Railroad, a 100-foot right-of-way; thence,

1. With the southerly right-of-way line of Murfreesboro Road, South 70 deg. 51 min. 22 sec. East, 689.11 feet to a concrete monument (old) at the northwest property corner of Green & Hall Properties of record in Book 11330, page 838, Register's Office for Davidson County, Tennessee; thence,

2. Leaving the southerly right-of-way line of Murfreesboro Road with the west property line of said Green & Hall Properties, and Communications Workers of America Local 10808 of record in Book 4983, page 288, Register's Office of Davidson County, Tennessee, South 18 deg. 57 min. 45 sec. West, 353.50 feet to an iron rod (old) thence,

3. South 19 deg. 13 min. 18 sec. West, 80.22 feet to an iron rod (old) on the northerly right-of-way line of Hill Avenue, a 50-foot right-of-way; thence,

4. With the northerly right-of-way line of Hill Avenue, North 70 deg. 48 min. 16 sec. West, 141.32 feet to an iron rid (new) at the northwest corner of the westerly terminus of Hill Avenue; thence,

5. With the westerly terminus of Hill Avenue and the westerly property line of R.L.R. Investments, L.L.C. of record in Book 11155, page 9, Register's Office for Davidson County, Tennessee, South 16 deg. 19 min. 21 sec. West, 454.97 feet to an iron rod (old); thence,

6. North 75 deg. 31 min. 59 sec. West, 182.18 feet to an 1-inch galvanized pipe (old); thence,

7. South 10 deg. 37 min. 15 sec. West, 217.71 feet to a concrete monument (old) at the northeast property corner of the State of Tennessee of record in Book 576, page 60, Register's Office for Davidson County, Tennessee; thence,

8. With the northerly property line of the State of Tennessee, North 85 deg. 18 min. 00 sec. West, 712.50 feet to a concrete monument on the easterly right-of-way line of Menzler Road, a 60-foot right-of-way; thence,

9. With the easterly right-of-way of Menzler Road, North 06 deg. 14 min. 18 sec. East, 477.60 feet to an iron rod (new); thence,

10. North 06 deg. 31 min. 08sec. East 81.97 feet to an iron road (new) on the southerly right-of-way of CSX Railroad; thence,

11. With the southerly right-of-way of CSX Railroad, North 46 deg. 46 min. 03 sec. East, 846.91 feet to the Point of Beginning and containing 989,380 square feet or 22.713 acres, more or less, as calculated by the above courses and distances.

BEING property conveyed to Aladdin Industries, LLC, by Deed of record in book 11312, page 340, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Easement(s) to Railroad, as set forth in instrument recorded in Book 1580, page 481.

2. Easement(s) to City of Nashville, as set forth in instrument recorded in Book 1714, page 191.

3. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County, Tennessee – Department of Water and Sewerage Services, as set forth in instruments recorded in Book 4586, page 454 and Book 4670, page 144.

EXHIBIT C

1. Use of said real property for residential, childcare or recreational purposes, including, without limitation, use as a facility for school, daycare, playground, athletic events or other similar activities.

2. Use, access, or other disturbance of the groundwater beneath said real property unless required by any governmental agency of competent jurisdiction