ADDRESS NEW OWNER:	MAP/PARCEL	SEND TAX BILLS TO:
Athens Distributing Co of Nashville 12980 OLD Hickory Blvd NASHVILLE, TN. 37013	175-143.00	New Owner
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BRS) 1600 Division Street, Suite 700, P.O. Box 340025, Nashville, TN 37203		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **12980 OLD HICKORY, LLC**, a Colorado limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **ATHENS DISTRIBUTING COMPANY OF NASHVILLE**, a Tennessee General Partnership (the "Grantee"), Grantee's representatives, successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This is improved property known as 12980 Old Hickory Road, Antioch, Davidson County, Tennessee

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except for those Permitted Exceptions set forth in Exhibit B, attached hereto and incorporated herein by this reference.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Davidson County DEEDWARR
Recvd: 06/12/07 10:14 4 pgs
Fees:23.00 Taxes:10730.00
20070612-0070272

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $2,900,000.00.

Affiant

Subscribed and sworn to before me this 11 day of June, 2007.

Susan Felts
Notary Public
My Commission Expires: 11-14-09

SUSAN FELTS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 11th day of June, 2007.

GRANTOR:

12980 OLD HICKORY, LLC
A Colorado limited liability company

By: _____
Name: R. Brian Watson
Title: Manager

STATE OF COLORADO

COUNTY AND CITY OF DENVER

Personally appeared before me, Maryann Watson, Notary Public, R. Brian Watson, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of 12980 Old Hickory, LLC, the within named bargainor, a Colorado limited liability company , and is authorized to execute this instrument on behalf of 12980 Old Hickory, LLC.

WITNESS my hand, at office, this 11th day of June, 2007.

MARYANN WATSON NOTARY PUBLIC STATE OF COLORADO

Maryann Watson
Notary Public
My Commission Expires: 8-9-07

Exhibit A

Property

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 containing 5.998 acres.

Being the same property conveyed to 12980 Old Hickory, LLC, a Colorado limited liability company by Special Warranty Deed from AmerisourceBergen Drug Corporation, a Delaware Corporation of record in Instrument No. 20070315-0031901, Register's Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

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

2. All matters referenced or indicated on that certain ALTA/ACSM Survey prepared by John Coke Smith III, dated December 14, 2006.

3. All governmental regulations and restrictions, including, without limitation, building and zoning ordinances.

4. Real estate taxes, for the current year, which have been prorated and assumed by the Grantee, and all subsequent years.

5. Defects, liens, encumbrances and adverse claims created by Grantee or assumed or agreed to in writing by Grantee.

6. Declaration of Covenants, Conditions & Restrictions of record in Book 6060, page 449, in said Register's Office for Davidson County, Tennessee.