This instrument prepared by:
Thomas C. Scott
TUNE, ENTREKIN & WHITE
17th Floor, AmSouth Center
315 Deaderick Street
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 06/29/07 10:40 3 pgs
Fees:18.00 Taxes:7585.00
20070629-0077767

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map and Parcel No.:**
5th Street Development	SAME	
ATTN: Michael Campbell		Map: 93-14
3423 Piedmont Road, Suite 315		Parcel: 592
Atlanta, GA 30305		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FAB WHOLESALE, LLC** ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **5TH STREET DEVELOPMENT, LLC** (Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

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

And the 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 follows:

1. Taxes for 2007, which have been prorated as of the date hereof and which are to paid by Grantor.
2. Matters shown on the Plan record in Book 7900, page 786, RODCT.
3. Easement of record in Book 2482, page 187, RODCT.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this Special Warranty Deed as of the 28th day of June, 2007.

(Execution Page follows)

FAB WHOLESALE, LLC

By: _____
Its: Managing Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mohan G. Thawardas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of **FAB WHOLESALE, LLC,** the within named bargainor, a limited liability company, and that he as such Managing Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such Managing Member.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 28th day of June, 2007.

_____
Notary Public

My Commission Expires: 09-19-09

ERIN B. KERSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is **$2,050,000.**

_____
Affiant

Subscribed and sworn to before me this 28th day of June, 2007.

_____
Notary Public

My Commission Expires: 09-19-09

ERIN B. KERSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the resubdivision of Lot Nos. 1 & 3, Nashville Union Rescue Mission, of record in Book 7900, page 786, Register's Office for said County.

Being the same property conveyed to FAB WHOLESALE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY by deed from 301 ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP by deed of record as Instrument No. 20010814-0087459, dated August 13, 2001, Register's Office for Davidson County, Tennessee.