Davidson County DEEDWARR
Recvd: 08/31/07 16:18 5 pgs
Fees:28.00 Taxes:3885.00

20070831-0105315

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSACTION IS $1,050,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st DAY OF August, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES November 14, 2009

THIS INSTRUMENT PREPARED BY:
Lawyers Title Insurance Corporation
424 Church Street, Suite 950
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
SYMMETRY MEDICAL SSI REAL ESTATE, LLC 200 River Hills Drive Nashville, TN 37210	NEW OWNER	94/153

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MFW INVESTMENTS, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto, **SYMMETRY MEDICAL SSI REAL ESTATE, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assign, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

SEE ATTACHED EXHIBIT "A"

Said conveyance is made subject to the following matters:

1. Taxes for the year 2007, a lien, which are not yet due and payable;
2. All matters shown on Plat recorded in Book 5210, page 65, said R.O.D.C.T.;
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 6471, page 68, said R.O.D.C.T. and as shown on the survey described below;
4. Unrecorded Lease Agreement dated May 1, 1992, unrecorded First Amendment to Lease Agreement dated August 31, 2006 and unrecorded Second Amendment to Lease Agreement dated August 28, 2007, by and between MFW Investments, a partnership composed of Charles O. Mann, Jr. and Louis C. Wallace, Landlord and Specialty Surgical Instrumentation, Inc., a Tennessee corporation, Tenant.
5. Restriction set forth in Warranty Deed record in Book 5317, page 619, R.O.D.C.T.
6. All matters shown on Survey Number 3373300, dated August 9, 2007, last revised August 20, 2007, prepared by Barge Waggoner Sumner & Cannon, Inc., Surveyors.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except as set forth herein, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under the GRANTOR, but no further or otherwise. Whenever used, the singular number shall include the plural, the plural singular, and the use of any gender shall be applicable to all genders.

IN TESTIMONY WHEREOF the undersigned have executed this instrument this 27th day of August, 2007.

MFW Investments,
a Tennessee general partnership

By: _____
Charles O. Mann, Jr.,
General Partner

By: _____
Louis C. Wallace,
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Linda O'Neal of the state and county aforementioned, personally appeared Charles O. Mann, Jr., 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 a partner of MFW Investments, a Tennessee general partnership, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and seal, this 27 day of August, 2007.

Linda O'Neal
Notary Public

LINDA F. O'NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV.14, 2009

My Commission Expires: 11-14-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Linda O'Neal of the state and county aforementioned, personally appeared Louis C. Wallace, 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 a partner of MFW Investments, a Tennessee general partnership, the within named bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as partner.

Witness my hand and seal, this 27 day of August, 2007.

Linda F. O'Neal
Notary Public

LINDA F. O'NEAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV.14, 2009

My Commission Expires: 11-14-09

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 9-B, on the Plan of River Hills Industrial Park, Section Twenty, of record in Plat Book 5210, page 65, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin in the east right-of-way of River Hills Drive, said pin being southerly along said right-of-way 250.0' from the intersection of said right-of-way and the southerly right-of-way of the L & N Railroad and proceeding as follows: Leaving the easterly right-of-way of River Hills Drive, South 86 degrees 18' 48" east a distance of 229.15' to an iron pin in the westerly line of Dahlia Gardens Section 2 of record in Book 2900, page 82, R.O.D.C.T.; thence with said line, South 8 degrees 41' 29" West a distance of 168.35' to a point; thence continuing with said line, South 9 degrees 03' 29" West, a distance of 158.42' to an iron pin; thence leaving said line, North 65 degrees 24' 32" West a distance of 278.43' to an iron pin in the easterly right-of-way of River Hills Drive; thence with said right-of-way and a curve to the left having a radius of 745.28' a distance of 235.0' to the point of beginning and continuing 1.568 acres, more or less.

Being the same property conveyed to MFW Investments by Deed 5317, page 619, Register's Office for Davidson County, Tennessee. Anne Mann conveyed her interest to Charles O. Mann, a partner in MFW Investments by Quitclaim Deed in Book 10242, page 799, Register's Office for Davidson County, Tennessee. Charles O. Mann, Jr., being the same person as Charles O. Mann, a partner in MFW Investments subsequently conveyed any personal interest back into MFW Investments by Quitclaim Deed recorded as Instrument No. 20070831-0105313, said Register's Office for Davidson County, Tennessee.

This is improved property know as:

200 River Hills Drive, Nashville, TN 37210-2321