SPECIAL WARRANTY DEED - TENNESSEE

Davidson County DEEDWARR
Recvd: 10/08/07 10:32 6 pgs
Fees:33.00 Taxes:48840.00
20071008-0119585

This instrument prepared by:
Duncan W. Miller
Morris, Manning & Martin, LLP
1600 Atlanta Financial Center
3343 Peachtree Road, N.E.
Atlanta, Georgia 30326-1044
(p) 404-504-7672
(f) 404-365-9532

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS	
Utah State Retirement Investment Fund 540 East 200 South Salt Lake City, UT 84102	Colliers Turley Martin Tucker 5250 Virginia Way Suite 100 Brentwood, TN 37027	072 0000 1800	072 0000 1200

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, SEALY SPACE PARK, LLC, a Delaware limited liability company, as Grantor, has bargained and sold, and does hereby transfer and convey unto UTAH STATE RETIREMENT INVESTMENT FUND, a common trust fund created pursuant to the statutes of the State of Utah, the Grantee herein, its successors, heirs, and assigns, an undivided interest in certain real estate in Nashville, Davidson County, Tennessee as described on Exhibit "A" attached hereto and made a part hereof.

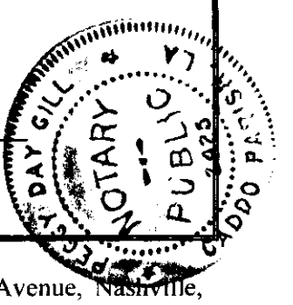
STATE OF LOUISIANA
PARISH OF CADDO

I, the undersigned, hereby affirm that to the best of my knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $13,200,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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

Notary Public: Peggy Day Gill, #2425

My commission is for Life
(Affix Seal)



This is unimproved ( ) improved (X) property, known as a portion of Ambrose Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said interest in said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors, heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth on Exhibit "B" attached hereto.
We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor.

Whenever used, the singular number 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 Special Warranty Deed the 27 day of September, 2007, to be effective as of September, 2007.

GRANTOR:
SEALY SPACE PARK, LLC, a Delaware limited liability company

By: Sealy Nashville I, L.L.C., a Louisiana limited liability company, its Manager

By: Marksco, L.L.C., a Louisiana limited liability company, its Manager

By: _____
Name: Mark P. Sealy
Title: Manager

STATE OF LOUISIANA

PARISH OF CADDO

Before me, the undersigned Notary Public in and for the State and Parish aforesaid, personally appeared Mark P. Sealy, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Manager of Marksco, L.L.C., which is the Manager of Sealy Nashville, I, L.L.C., which is the Manager of Sealy Space Park, L.L.C., the within named grantor, and that he, as such Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Grantor by himself as such Manager as his free act and deed.

Witness my hand and official seal, at office in Shreveport, Caddo Parish, Louisiana this 24th day of September, 2007.

Notary Public: Peggy Day Gill #2423

My Commission is for Life

(Seal)

PEGGY DAY GILL NOTARY PUBLIC 2423 CADDO PARISH

Return to:

Joseph B. Pitt, Jr.
Chicago Title Insurance Company
725 Cool Springs Blvd., Suite 160
Franklin, Tennessee 37067

Exhibit "A"

Property Description

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located at the terminus of Ambrose Avenue, being Lot No. 1 as shown on the plan of First Addition, Space Park East as of record in Book 4470, Page 53, R.O.D.C. and a part of property shown on the plan of Space Park as of record in Book 3700, Page 137, R.O.D.C. also being the property conveyed to Ervin M. Entrekin, Trustee by deed of record in Book 5239, Page 64, R.O.D.C. and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Ambrose Avenue, said point being northeasterly 1,998 feet, more or less, from Trinity Lane, said point also being the southeasterly corner of the property conveyed to AAA Industries by deed of record in Book 6539, Page 287, R.O.D.C. and the southwesterly corner of Lot No. 1, First Addition, Space Park East, of record in Book 4470, Page 53, R.O.D.C.;

THENCE, leaving said northerly margin with the easterly line of said AAA Industries property, N 04° 47'E, 257.33 feet to a point;

THENCE, S 85° 15'E, 270.0 feet to a point;

THENCE, S 85° 20'E, 54.0 feet to a point;

THENCE, S 03° 17'W, 180.0 feet to a point;

THENCE, S 85° 20'E, 784.5 feet to a point;

THENCE, N 02° 41'E, 26.1 feet to a point;

THENCE, S 85° 16'E, 1,015.2 feet to a point in the westerly margin of the C.S.X. Transportation Railroad;

THENCE, with said westerly margin the following calls:

> With a curve to the right 86.42 feet to a point, said curve having a central angle of 02° 39', a radius of 1,872.08 feet, and a tangent of 43.22 feet;
>
> S 56° 20'W, 413.1 feet to a point;
>
> With a curve to the left, 368.23 feet to a point, said curve having a central angle of 07° 16', a radius of 2,902.93 feet and a tangent of 184.36 feet;

THENCE, N 78° 20'W, 350.1 feet to a point;

THENCE, S 05° 50' W, 79.0 feet to a point at the northeasterly corner of the property conveyed to Metropolitan Government of Nashville, Davidson County, by deed of record in Book 3316, Page 633, R.O.D.C.;

THENCE, with the northerly line of said Metropolitan Government property N 85° 08'W, 845.45 feet to a point;

THENCE, N 04° 47'E, 358.90 feet to a point in the southerly margin of Ambrose Avenue;

THENCE, with said southerly margin with a curve to the right 76.10 feet to a point, said curve having a central angle of 36° 20', a radius of 120.00 feet, and a tangent of 39.38 feet;

THENCE, with a curve to the left 264.60 feet to a point in the northerly margin of Ambrose Avenue said curve having a central angle of 252° 40'21", and a radius of 60.00 feet;

THENCE, with said northerly margin with a curve to the right 76.10 feet to a point said curve having a central angle of 36° 20', a radius of 120.00 feet and a tangent of 39.38 feet;

THENCE, continuing with said northerly margin N 63° 35'W, 218.9 feet to a curve to the left;

THENCE, along said curve with a radius of 125.00 feet and a tangent of 45.17 feet a distance of 86.69 feet to the point of beginning.

Containing 21.42 acres, more or less.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year of 2007, a lien, not yet due and payable.
2. All matters as shown on Plat of record in Book 4470, page 53, Register's Office for Davidson County, Tennessee.
3. All matters as shown on Plat of record in Book 3700, page 137, Register's Office for Davidson County, Tennessee.
4. Easement(s) reserved for sanitary sewer and/or storm drainage reserved in instrument recorded in Book 4081, Page 781, Register's Office for Davidson County, Tennessee.
5. Easement(s) for water mains reserved in instrument of record in Book 4311, page 680, as to that portion of property shown on Plat of record in Book 3700, page 137, Register's Office for Davidson County, Tennessee.
6. Easement(s) for sanitary sewer and/or storm drainage reserved in instrument of record in Book 4758, page 121 and Book 5081, page 240, Register's Office for Davidson County, Tennessee.
7. Easement(s) reserved in instrument recorded in Book 6671, page 430, for driveway to John A. Spann III, confirmed in Book 7051, page 886, and in Book 7051, page 887, Register's Office for Davidson County, Tennessee.
8. Slope Easement(s) reserved in instrument of record in Book 3429, page 455, Register's Office for Davidson County, Tennessee.
9. Encroachment Easement Agreement between Sealy Space Park, LLC and Reagents, Inc., recorded September 18, 2007 under Document Number 20070918-0111734 in the Register's Office for Davidson County, Tennessee.
10. Encroachment of a loading dock and concrete pad over the southerly property line, as shown on survey made by Volunteer Land Surveying Services, James M. Naive, Registered Land Surveyor, Tennessee License No. 819, P.O. Box 100310, Nashville, Tennessee 37224, dated July 28, 2007, last revised 9/26, 2007, bearing file No. 07120.