This instrument was prepared by:
Lawyers Title Insurance Corporation
424 Church Street, Suite 950
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 12/21/07 15:18 4 pgs
Fees:23.00 Taxes:4243.90
20071221-0146732

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
CalEast NAT, LLC 201 West Street, Suite 200 Annapolis, MD 21401	New Owner	93-12/13

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, USF Dugan, Inc., a Kansas corporation (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto CalEast Nat, LLC, a Delaware limited liability company (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Please see attached Exhibit A for legal description.

This conveyance is subject to the matters described on attached Exhibit "B".

This is improved property commonly known as 615 Nestor Street, Nashville, Tennessee 37210.

STATE OF Ohio }
COUNTY OF Summit }

The actual consideration or value, whichever is greater for this transfer is $1,147,000.00.

Affiant

Subscribed and sworn to before me this the 20 day of December, 2007.

RENEE A. BARTLOW, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Aug. 2, 2011

Notary Public

My Commission Expires: 8/2/2011

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, Grantee's successors and assigns, forever.

And 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 free from all encumbrances made or suffered by Grantor, except as listed on Exhibit B and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant

and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever 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, the Grantor has caused this Deed to be executed this 21st day of December, 2007.

USF Dugan, Inc., a Kansas corporation

By: _____

Title: President

Name: Dec. 20, 2007

STATE OF Ohio
COUNTY OF Summit

Before me, the undersigned, of the state and county mentioned, personally appeared Genevieve Silveroli, 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 president (or other officer authorized to execute the instrument) of USF DUGAN, INC, the within named bargainor, a corporation, and that such president or officer as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand, at office, this 20 day of December, 2007.

_____
Notary Public

My Commission Expires: 8-1-2011

RENEE A. BARTLOW, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Aug. 1, 2011

EXHIBIT A

Land situated in the 15th Councilmanic District of Nashville, Davidson County, Tennessee and bounded on the North by Nester Street, East by Stanley Street, South by Tennessee Central Railroad and West by Nashville Wire Products Manufacturing Company and being more particularly described as follows:

Beginning at an iron pin (set) in the southerly margin of Nestor Street (60' R.O.W.) and the northeastern corner of Nashville Wire Products Manufacturing Company of record in Deed Book 8767, page 858, R.O.D.C. and being the northwesterly corner of the herein described tract;

Thence, with the southerly margin of Nestor Street (60' R.O.W.) for the next three (3) courses and distances;

Thence, along a curve to the right having a radius of 6335.10 feet and a central angle of 2 deg. 15' 31", an arc length of 249.72 feet and being subtended by a chord which bears North 78 deg. 14' 28" East, a distance of 249.70 feet to an iron pin (set);

Thence, North 79 deg. 22' 13" East, a distance of 373.16 feet to an existing iron pin;

Thence, along a curve to the right having a radius of 3940.93 feet and a central angle of 3 deg. 26' 12", an arc length of 236.38 feet and being subtended by a chord which bears North 81 deg. 05' 19" East, a distance of 236.34 feet to an existing iron pin;

Thence, with the westerly margin of Stanley Street (60' R.O.W.) for the next two (2) courses and distances:

Thence, along a curve to the right a radius of 30.00 feet and a central angle of 97 deg. 32' 11", an arc length of 51.07 and being subtended by a chord which bears South 48 deg. 25' 29" East, a distance of 45.12 feet to an existing iron pin;

Thence, South 00 deg. 21' 13" West, a distance of 359.76 feet to an iron pin (set) in the northerly margin of Tennessee Central Railroad;

Thence, with said northerly margin for the next two (2) courses and distances:

Thence, South 81 deg. 06' 46" West, a distance of 690.40 feet to an iron pin (set);

Thence, South 86 deg. 37' 46" West, a distance of 115.41 feet to an iron pin (set);

Thence, along or near the easterly line of Nashville Wire Products Manufacturing Company of record in Deed Book 8767, page 858, R.O.D.C. North 12 deg. 49' 41" West, a distance of 355.68 feet to the point of beginning.

Containing 324,245 square feet or 7.44 acres more or less.

Land description based on a survey by Crawford Land Surveyors, P.C. dated May 25, 2007.

Being the same property conveyed to USF Dugan, Inc. by deed of record in Instrument No. 200005220051015, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2007 Tax Parcel No. 93-12-/13

2. All matters shown on Plat recorded in Book 5050, page 90.

3. Easement(s) to Tennessee Electric Power Company, as set forth in instrument recorded in Book 1040, page 435.

4. Easement(s) to Nashville Gas Company, as set forth in instrument recorded in Book 2860, page 475.

5. Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 9055, page 993.

6. Deed of conveyance as of record in Book 8664, page 69.