BOX 348 KAB (1)

This instrument prepared by:
Sherrard & Roe, PLC (KAB)
424 Church Street, Suite 2000
Nashville, TN 37219

Davidson County DEEDWARR
Recvd: 01/15/08 14:39 5 pgs
Fees:28.00 Taxes:7622.00
20080115-0004613

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Bostwick Laboratories, Inc. 4355 Innslake Drive Glen Allen, VA 23060	Same	160-00-0-159.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $2,060,000.

Sworn to and subscribed before me this 14th day of January, 2008.

Dawnelle B. Smith
Notary Public

My Commission Expires:_____

DAWNELLE B. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Dawnelle B. Smith
My Commission Expires
November 22, 2010
STATE OF TENNESSEE

FOR AND IN CONSIDERATION of $10.00, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Iron Creek Ventures, Inc., a Delaware corporation (hereinafter referred to as the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Bostwick Laboratories, Inc., a Nevada corporation ("Grantee"), and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following described property, being a certain tract or parcel of land, together with all improvements thereon, located in the County of Davidson, State of Tennessee, and more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

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

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

SEE EXHIBIT "B" ATTACHED HERETO.

GRANTOR further covenants and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through or under the GRANTOR, but not otherwise.

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.

(Remainder of Page Intentionally Left Blank)

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the 11th day of January, 2008.

IRON CREEK VENTURES, INC., a Delaware corporation

By: Mark A. Self

Title: President Mark A. Self

"GRANTOR"

STATE OF Texas)
)
COUNTY OF Denton)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mark A. Self, 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 president of Iron Creek Ventures, Inc., the within named bargainor, a Delaware corporation, and that he as such president, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as president.

Witness my hand and seal at office in Aubrey, Texas, this 11 day of January, 2008.

SHERRILL KAYE MITCHELL
Notary Public, State of Texas
My Commission Expires
January 11, 2011

Sherrill Kaye Mitchell
Notary Public

My Commission Expires: January 11, 2011

EXHIBIT A

PROPERTY DESCRIPTION

Lot No. 19:
Being a parcel of land in Nashville, First Civil District, Fourteenth Councilmanic District, Davidson County, Tennessee, located on the east side of Plus Park Boulevard being property conveyed to GOF Partners, by deed of record in Book 7070, Page 860, R.O.D.C., and also being Lot 19 on the plat of The Park Plus Section 17 as of record in Plat Book 6200, Page 444, R.O.D.C., to which reference is hereby made and being more particularly described as follows:

BEGINNING at an existing concrete monument on the easterly right-of-way line of Plus Park Boulevard at the northwest corner of lot 9 as shown on the plat of The Park Plus Section 9 as of record in Plat Book 4460, Page 113, R.O.D.C.;

THENCE, along the easterly right-of-way line of Plus Park Boulevard the following calls: along a curve to left 139.95 feet said curve having a radius of 806.61 feet, a tangent of 70.15 feet and a chord bearing and distance of N 4° 59' 52" W, 139.78 feet to an iron rod set; N 9° 58' 06" W, 104.17 feet to an iron rod set; along a curve to right 190.00 feet said curve having a radius of 358.44 feet, a tangent of 97.29 feet and a chord bearing and distance of N 5° 13' 02" E, 187.78 feet to an iron rod set at the southwest corner of lot 18 as shown on the above mentioned plat.

THENCE, leaving the easterly right-of-way line of Plus Park Boulevard with the southerly lines of said lot 18 S 73° 16' 02" E, 293.34 feet to an iron rod set on the easterly line of Lot 9 The Plus Park Section Nine as of record in Plat Book 4460, Page 113, R.O.D.C.

THENCE, along the easterly line of said Section 9 the following calls: S 19° 34' 18" W, 127.47 feet to an iron rod found; S 0° 10' 24" W, 225.70 feet to an iron rod found; N 89° 38' 22" W, 224.41 feet to the concrete monument at the point of beginning.

Containing 99,282.5 square feet or 2.28 acres, more or less.

The above described property and being one of the two platted Lots conveyed to Hood Bay, LLC, a Tennessee limited liability company, by deed from GOF Partners, a Tennessee general partnership comprised of Thomas J. Hennesy, Gerald B. Newkirk, Thomas 0. Flood, Joseph H. Scarlet and Joseph D. Maxwell. of record as Instrument No. 20001221-0125366 Register's Office for Davidson County, Tennessee and being that same property being Lot 19 as described in that ALTA/ASCM Land Title Survey as prepared by Barge, Waggoner, Sumner & Cannon, Inc., Nashville, Tennessee (Surveyor's File No. 04642-03) dated September 22, 2000 (last revised December 13, 2000).

Being the same property conveyed to the Grantor by deed of record as Instrument # 20070522-0060861, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

(a) Real estate taxes for the year 2008 and subsequent years, a lien but not yet due and payable.

(b) Matters shown on the Plan of record in Book 6200, page 444, said Register's Office.