Davidson County DEEDWARR
Recvd: 02/26/08 11:47 5 pgs
Fees:28.00 Taxes:7609.25
20080226-0018766

Special Warranty Deed

For and in Consideration of the sum of $10 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, WEYERHAEUSER COMPANY, a Washington corporation, successor by merger to MacMillan Bloedel of America, Inc. hereinafter called the **GRANTOR**, has bargained,and sold, and by these presents does transfer and convey unto DIXIE PLYWOOD COMPANY OF WASHINGTON D.C., a Delaware corporation hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto attached for legal description.

This is improved property, known as 3225 Franklin Limestone Road, Nashville TN

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, their successors and assigns, forever. We do covenant with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our successors, assigns and representatives, 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 Grantor, but no other. 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.

Witness our hand this 21 day of February, 2008.

WEYERHAEUSER COMPANY

By: Scott Marshall

Its: V-P

ATTEST: Monigueka Thrower
Its: Assistant Secretary

WEYERHAEUSER COMPANY CORPORATE SEAL WASHINGTON

T2006-870 SD870 February 15, 2008 11:51 AM

STATE OF WASHINGTON }
COUNTY OF KING }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Scott Marshall and Moniqueka Thrower, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Vice President and Assistant Secretary, respectively of WEYERHAEUSER COMPANY, the within named bargainer, a corporation, and that as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such officers.

Witness my hand and official seal at office this 21 day of February, 2008.

My Commission expires:April 1, 2009

David A Young
Notary Public

DAVID A. YOUNG
Notary Public
STATE OF WASHINGTON
My Commission Expires 04/01/09

Source of Grantor's interest is a Special Warranty Deed recorded August 25, 1994 in Deed Book 9445, Page 748, as instrument # 84475, Register's Office of Davidson County Tennessee.

CHAIN OF CORPORATE NAME CHANGE,
MERGER AND SUCCESSION
OF
MACMILLAN BLOEDEL OF AMERICA, INC.
INTO WEYERHAEUSER COMPANY

Effective December 28, 1999 MacMillan Bloedel of America, Inc. changed its name to Weyerhaeuser Distribution Inc., an Alabama corporation.

Effective December 19, 2000, Weyerhaeuser Distribution Inc. merged into Weyerhaeuser Company, a Washington corporation.

RESULTING in ownership of all assets of; subject to all liabilities of MacMillan Bloedel of America, Inc., an Alabama corporation being vested in Weyerhaeuser Company, a Washington corporation.

This Instrument Prepared By:

David A Young
Weyerhaeuser Company
PO Box 9777
Federal Way WA 98063-9777

STATE OF WASHINGTON }
COUNTY OF KING }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,056,554.00

WEYERHAEUSER COMPANY

By: David A Young
AFFIANT



SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF FEBRUARY, 2008.

NOTARY PUBLIC

My Commission expires: 2-15-2012

New Owner and Address:

Dixie Plywood Company of Washington D.C.
204 Old West Lathrop Avenue
Savannah GA 31415

Send Tax Bills To:

New Owner

Map & Parcel:134-305.00

T2006-870 SD870 February 21, 2008 1:17 PM

EXHIBIT A

A certain tract of land located in the Nashville, Tennessee more particularly described as follows: Unless stated otherwise, any monument referred to herein as an iron pin set is a set 5/8" in. rebar, 18" in. length with a plastic cap stamped "K. Crowe # 1979." All bearings stated herein are based on deed book 9445, page 748.

BEGINNING at an iron pin found on the north right-of-way of Franklin Limestone Road said pin lies 25' north of centerline and also lying on the east right-of-way of the CSX Railroad said pin lies 30' east of the railroad centerline, Thence, with said railroad right-of-way N 19°45'22" W, a distance of 281.12' to an iron pin found.

Thence, S 89°45'19" E, a distance of 74.49' to a pk nail found.

Thence, N 19°45'19" W, a distance of 426.40' to an iron pin found at the point of curvature of a tangent curve, concave to the southwest, having a radius of 1862.95' and a central angle of 13°28'03"; thence North along said curve, a distance of 437.89', curving to the left;

Thence, leaving said right-of-way and with the south line of the AMPPE Enterprises, LLC. property as recorded in deed book 20030523, page 0070700 and deed book 20040813, page 0098351 the following (6) calls: N 81°05'01" E, a distance of 222.72' to an iron pin found.

Thence, South 74°21'55" East, a distance of 206.56' to an iron pin found.

Thence, South 16°40'13" East, a distance of 155.49' to an iron pin found.

Thence, South 85°48'21" East, a distance of 303.77' to an iron pin found.

Thence, South 03°04'11" West, a distance of 604.94' to a pk nail found.

Thence, South 11°00'37" East, a distance of 147.78' to an iron pin set on the north right-of-way of Franklin Limestone Road said pin lies 25' north of centerline and also being the point of curvature of a non-tangent curve, concave to the south, having a radius of 1456.22', a central angle of 05°09'21", and a chord of 131.10' bearing South 75°49'19" West; thence West along said curve and right-of-way, a distance of 131.14' to an iron pin found.

Thence, South 73°14'39" West, a distance of 287.94' to the POINT OF BEGINNING; said described tract containing 11.19 Acres, more or less according to a survey performed under the direct supervision of Kevin David Crowe, PLS#1979 on 05-11-2007 last revised on December 27, 2007.

TOGETHER WITH road and access easement rights of record in Book 9445, Page 761, said Register's Office.

SUBJECT TO:

1. Taxes and assessments for the year 2008.

2. Charter Right-of Way of Railroad and/or spur tracks across premises.

3. Terms and Conditions of that certain Road Use and Joint Use Agreement of record in Book 9445, Page 761, Register's Office for Davidson County, Tennessee.

4. Rail Line Use and Access easement of record in Book 9445, Page 770, Register's Office for Davidson County, Tennessee.

5. Any facts, rights, interests, or claimsthat may exist or arise by reason of the following matters disclosed by a survey prepared by Kevin David Crowe, RLS No. 1979, Crowe-Wheeler & Associates, dated may 11, 2007, Project No. 20070516-7:
   - Minimum building setback lines of 35 feet on the front, 20 feet on the rear, and 0 feet on the side
   - Concrete, pavement, and fencing extend beyond the land boundaries at various points as shown
   - A portion of the land is located in a flood zone
   - Electric power lines cross the northeast and southeast corner of the land

END OF EXHIBIT A