SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/09/08 09:51 3 pgs
Fees:18.00 Taxes:7030.00

20080409-0035742

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,900,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF MARCH, 2008.

NOTARY PUBLIC

MY COMMISSION EXPIRES

CHAD I. PEARMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 19, 2008

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 08-02570 MALIBU

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Malibu TN, L.L.C., a Missouri Limited Liability Company	Same	183.00-144.00
1024 Firestone Parkway	11880 Borman Drive	
LaVergne, TN 37086	St. Louis MO 63146	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GO PARTNERSHIP, A TENNESSEE PARTNERSHIP, CONSISTING OF CATHERINE C. GROCE AND OWEN PARTNERSHIP, CONSISTING OF JEAN M. OWEN AND WILLIAM B. OWEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

MALIBU TN, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1024 Firestone Parkway, LaVergne, TN 37086

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; and the Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of those persons claiming by, through or under Grantor, but not 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.

Witness Our hand on the 12th day of March, 2008.

Go Partnership:

BY: Catherine C. Groce
Catherine C. Groce, Partner

Owen Partnership:

BY: Jean M. Owen
Jean M. Owen, Partner

BY: William B. Owen
William B. Owen, Partner

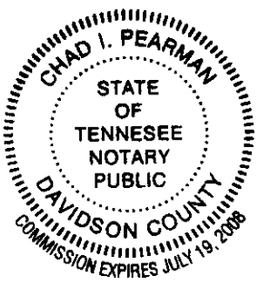
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Catherine C. Groce with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be a Partner of GO PARTNERSHIP, A TENNESSEE PARTNERSHIP, the within named barganor, a partnership, and that Catherine C. Groce,, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said partnership for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 2008.

Notary Public_____

My Commission Expires:_____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Jean M. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged herself to be a partner of OWEN PARTNERSHIP, which is a Partner of GO PARTNERSHIP, A TENNESSEE PARTNERSHIP the within named barganor, a partnership, and that Jean M. Owen acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said partnership for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 2008.

Notary Public_____

My Commission Expires:_____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

William B. Owen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be a partner of OWEN PARTNERSHIP, which is a Partner of GO PARTNERSHIP, A TENNESSEE PARTNERSHIP the within named barganor, a partnership, and that William B. Owen acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said partnership for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of March, 2008.

Notary Public_____

My Commission Expires:_____

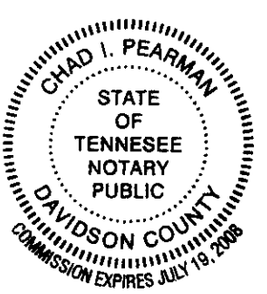


EXHIBIT A - LEGAL DESCRIPTION

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING LOT 216A ON THE TOPOGRAPHIC MAP AND BOUNDARY SURVEY OF TRACT 215 AND 216 OF INTERCHANGE CITY DATED REVISED AUGUST 19, 1986, A PLAT OF WHICH IS OF RECORD IN BOOK 6900, PAGE 95, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF:

BEGINNING AT AN IRON PIN SET ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF FIRESTONE PARKWAY (AN 80- FOOT WIDE STREET) THAT IS 800.99 FEET NORTHWEST FROM THE WESTERLY TERMINUS OF THE SOUTHWESTERLY RETURN CURVE OF HEIL QUAKER BOULEVARD. SAID POINT OF BEGINNING IS THE NORTHEASTER PROPERTY CORNER OF THIS TRACT AND THE NORTHWEST PROPERTY CORNER OF TRACT 216C OF INTERCHANGE CITY ASSOCIATES, LTD. PROPERTY AS OF RECORD IN BOOK 6381, PAGE 227, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND PROCEEDING AS FOLLOWS:

1. FROM THE POINT OF BEGINNING AND WITH THE COMMON PROPERTY LINE OF TRACT 216C AND LEAVING THE SOUTHWESTERLY RIGHT OF WAY LINE OF FIRESTONE PARKWAY, S 44 DEG. 44'23" W 595.76 FEET TO AN EXISTING PIN; THENCE,

2. LEAVING TRACT 216C AND WITH THE COMMON PROPERTY LINE OF THE RESUBDIVISION OF INTERCHANGE CITY INDUSTRIAL PARK-SECTION XXII AS OF RECORD IN PLAT BOOK 5210, PAGE 202, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, N 16 DEG. 19'17" W 507.00 FEET TO A CONCRETE MONUMENT SET; THENCE

3. LEAVING SECTION XXII AND WITH THE COMMON PROPERTY LINE OF INTERCHANGE CITY ASSOCIATES LTD., TRACT 216B AS OF RECORD IN BOOK 6381, PAGE 227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, N 44 DEG. 17'19" E 296.49 FEET TO A CONCRETE MONUMENT SET ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF FIRESTONE PARKWAY; THENCE.

4. SOUTHEASTERLY WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF FIRESTONE PARKWAY, A CURVE TO THE RIGHT HAVING A RADIUS OF 2252.87 FEET A LENGTH OF 450.00 FEET. SAID CURVE HAS A CHORD BEARING A DISTANCE OF 52 DEG. 9'30" E 449.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 201,705 SQUARE FEET OR 4.63 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO GO PARTNERSHIP, A TENNESSEE PARTNERSHIP, CONSISTING OF CATHERINE C. GROCE AND OWEN PARTNERSHIP, CONSISTING OF JEAN M. OWEN AND WILLIAM B. OWEN BY WARRANTY DEED FROM WELLINGTON IV ASSOCIATES, A MINNESOTA GENERAL PARTNERSHIP CONSISTING OF LARRY A. CARLSON AND BRIAN P. CARLSON, BY LARRY A. CARLSON, GENERAL PARTNER, RECORDED ON THE 10TH DAY OF JUNE, 2002 IN INSTRUMENT NO. 20020610-0070162, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS conveyance is subject to any and all zoning regulation, building restriction and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.