Davidson County DEEDWARR
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20080602-0055915

This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
JAJ Holdings, LLC 490 Allied Drive Nashville, Tennessee 37211	SAME	133-05-0064.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SMITH FAMILY PARTNERSHIP, a Tennessee General Partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto JAJ HOLDINGS, LLC, a Tennessee limited liability company (the "Grantee"), its heirs, successors and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described on Exhibit "A", attached hereto and incorporated herein by reference.

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, its heirs and assigns, forever. And Grantor does covenant with the Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, its successors and assigns, against the lawful claims of all persons claiming by through or under Grantor but not further or 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 30th day of May, 2008.

SMITH FAMILY PARTNERSHIP

By: _____
MARY LU SMITH

Title: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Lu Smith, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the managing partner of the SMITH FAMILY PARTNERSHIP, a Tennessee general partnership, and who further acknowledged that she is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of May, 2008.

BETTIE JANE WINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Bettie Jane Winton
NOTARY PUBLIC

My Commission Expires: 1-23-10

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $1,996,000.00.

Affiant

Subscribed and sworn before me this 30th day of May, 2008.

TAMELA ELKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2009

Tamela Elkins
NOTARY PUBLIC

My Commission Expires: 5/23/09

EXHIBIT "A"
Legal Description

A tract of land described in the County of Davidson, State of Tennessee and described as follows:

Being Lot 4 on the Plan of Allied Industrial Park, Section II, as of record in Book 3700, Page 63, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 222.13 feet on the northerly side of Allied Drive and runs back 484.21 feet on the westerly line and 480.70 feet on the easterly line to a dead line measuring 222.23 feet thereon.

Being a portion of the same property conveyed to H. David Smith, Trustee, by Quitclaim Deed of record in Book 5985, Page 821, said Register's Office.

The above tract of land being the same property transferred to Mary Lu Smith, Trustee, by Appointment of Successor Trustee, of record as Instrument Number 20060602005591 3 Register's Office for Davidson County, Tennessee.

Being the same property transferred to the Smith Family Partnership, a Tennessee general partnership, by Quitclaim Deed of record in Instrument Number 20060602005591 4 Register's Office for Davidson County, Tennessee.

EXHIBIT "B"
Permitted Encumbrances

1. Taxes for the year 2008 and any subsequent years, not yet due and payable.

2. The Plan of record in Book 3700, Page 63, as amended in Book 7997, Page 847, Register's Office for Davidson County, Tennessee, shows an Owner's certificate, a 15-foot setback line from Allied Drive, a 20-foot public utility and drainage easement along the rear line of said lot, and a 10-foot public utility easement along the westerly margin of said lot. By an instrument of record in 4368, Page 654, said Register's Office, the minimum building setback line was changed from 15 feet to 12 feet.

3. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4712, page 442, said Register's Office.