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Davidson County DEEDWARR
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Fees:23.00 Taxes:3284.12

20080603-0056763

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Summit Holladay Partners, LLC I 227 South Main Street, Suite 300 South Bend, IN 46601	Same	Map 106 Parcel 172

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **RTS WRIGHT INDUSTRIES, LLC,** a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **SUMMIT HOLLADAY PARTNERS, LLC I,** a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, together with all improvements and fixtures located thereon and together with all rights and easements appurtenant thereto. Said property is conveyed subject to the matters described on Exhibit B attached hereto.

This is unimproved property known as 1510 Elm Hill Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

Grantor covenants with the Grantee that said real property is free from all encumbrances made or suffered by Grantor except as set forth on Exhibit B attached hereto.

Grantor covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument effective as of June 3, 2008.

RTS WRIGHT INDUSTRIES, LLC, a
Tennessee limited liability company

By: _____
Linda Elmer, Vice President

STATE OF Iowa)

COUNTY OF Polk)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Linda Elmer, 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 Vice President of RTS Wright Industries, LLC, a limited liability company, and is authorized to execute this instrument on its behalf.

WITNESS my hand, at office, this 2nd day of June, 2008.

_____
Notary Public

My Commission Expires: August 5th, 2009

STACY JO GLENN
Commission Number 723815
My Commission Expires
August 5, 2009

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $887,600.00.

_____
John R. Wagner, Agent for Grantee
Affiant

Subscribed and sworn to before me, this 3 day of June, 2008.

_____
Notary Public

My Commission Expires: 11-14-09

LORETTA B. LANE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Land lying in Davidson County, Tennessee, being Lot 3, on the Plat of record in Instrument No. 20041215-0149129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being part of the same real property conveyed to Wright Industries, Inc., a Tennessee corporation by Deeds of record in Book 9576, Page 432, and Book 10385, Page 670, Register's Office for Davison County, Tennessee; the said Wright Industries, Inc., having changed its name to RTS Wright Industries, Inc. by Articles of Amendment, of record in Instrument No. 20000608-0057258, said Register's Office; and the said RTS Wright Industries, Inc., having merged into RTS Holdings, Inc., a Delaware Corporation, by Articles of Merger, of record in Instrument No. 20010404-0032876, said Register's Office; and the said RTS Holdings, Inc., having merged into RTS Wright Industries, LLC, a Tennessee limited liability company, by Certificate of Merger, of record as Instrument No. 20010404-0032877, said Register's Office.

Together with easements created by Reciprocal Easement Agreement recorded at Instrument No. 20050609-0065782 and Supplemental Declaration recorded at Instrument No. 20051116-0138721, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 2008, a lien, not yet due and payable. (Tax Parcel #106/172).

2. All matters as shown on Plat of record in Instrument No. 20041215-0149129, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instruments recorded in Book 9546, page 870; Book 9377, page 256; and Book 3762, page 626, said Register's Office.

4. Right-of-Way Easement granted to Colonial Pipeline Company, as of record in Book 5039, page 661, said Register's Office.

5. Right-of-Way Easement granted to Colonial Pipeline Company, as of record in Book 3640, page 385, as modified in Book 3671, page 345 said Register's Office.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in Instrument No. 20010927-0104629, said Register's Office.

7. Riparian rights of others in and to Mill Creek.

8. Reciprocal Easement Agreement recorded at Instrument No. 20050609-0065782, said Register's Office, as supplemented by Supplemental Declaration recorded at Instrument No. 20051116-0138721, said Register's Office.

9. Matters shown on a survey prepared by Philip E. Holmes, Jr. of Volunteer Land Surveying, dated June 22, 2007, Job No. 06066-B

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