This Instrument Prepared By:
C. Palmer Pillans
Miller & Martin PLLC
1200 One Nashville Place
150 4th Avenue North
Nashville, Tennessee 37219

Davidson County DEEDWARR
Recvd: 06/12/08 15:39 6 pgs
Fees:33.00 Taxes:11100.00
20080612-0060850

# SPECIAL WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Map and Parcel No.: |
|---|---|---|
| Deloitte Services, LP<br>10 Westport Road<br>Wilton, Connecticut 06897 | Same | Map: 97<br>Parcel: 84.00 |

**FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00),** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JJIM Partnership**, a Tennessee general partnership, and **Thomas Francis Corcoran, III Trust**, (collectively, the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Deloitte Services, LP**, a Delaware limited partnership ("Grantee"), its heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

This is unimproved property, described more fully at Exhibit "A" attached hereto.

**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 successors and assigns forever.

And the Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as set forth on Exhibit "B" attached hereto.

And the Grantors do further covenant and bind themselves, their successors, and assigns to warrant and forever defend the title to the land to said Grantee against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

**IN WITNESS WHEREOF,** the undersigned Grantors have executed this Special Warranty Deed as of June 12, 2008.

GRANTORS:

**JJIM PARTNERSHIP**
a Tennessee general partnership

James N. Maddox, Managing Partner

**THOMAS FRANCIS CORCORAN, III TRUST**

Thomas F. Corcoran, Trustee

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James N. Maddox, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Partner of JJIM Partnership and is authorized to execute this instrument on behalf of JJIM Partnership.

Witness my hand, at office, this 12th day of June, 2008.

Barbara A. Smith
Notary Public

My Commission Expires: 9-19-09

BARBARA A. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 19, 2009

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas F. Corcoran, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Trustee for Thomas Francis Corcoran, III Trust and is authorized to execute this instrument on behalf of Thomas Francis Corcoran, III Trust.

Witness my hand, at office, this 12th day of June, 2008.

Barbara A. Smith
Notary Public

My Commission Expires: 9-19-09

BARBARA A. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
September 19, 2009

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

Thomas F. Corcoran
Affiant

Subscribed and sworn to before me,
this 12th day of June, 2008.

Barbara A. Smith
Notary Public
My Commission Expires: 9-19-09

BARBARA A. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
September 19, 2009

**EXHIBIT A**

**LEGAL DESCRIPTION**

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee located in the southeast quadrant of the intersection of Old Hickory Boulevard and Sells Drive south of Interstate 40 being more particularly described as follows:

Beginning at a point in the south margin of Sells Drive at the north end of the return with Old Hickory Boulevard;

Thence, with the margin of Sells Drive, N 59° 58' 59" E, 485.00 feet to a point;

Thence, with a curve concave to the South having a central angle of 36° 51' 59", a radius of 50.00 feet and a chord of N 78° 25' 20" E, 31.62 feet to a point;

Thence, with a curve concave to the north having a central angle of 89° 59' 56", a radius of 50.00 feet and a chord of N 51° 51' 26" E, 70.71 feet for an arc length of 78.54 feet to a point in the west line of Deloitte & Touche Services, L.P. of record in Instrument No. 200106010057268, R.O.D.C.;

Thence, with said Deloitte & Touche, S 30° 03' 20" E, 800.84 feet to a point in the North margin of Hermitage Park Lane;

Thence, with said margin, S 60° 59' 54" W, 117.97 feet to a point;

Thence, with a curve concave to the North having a central angle of 36° 59' 57", a radius of 328.76 feet and a chord of S 79° 29' 44" W, 208.63 feet for an arc length of 212.30 feet to a point;

Thence, N 82° 00' 16" W, 150.00 feet to a point;

Thence, with a curve concave to the south having a central angle of 36° 59' 59", a radius of 319.46 feet and a chord of S 78° 59' 54" W, 208.01 feet for an arc length of 211.87 feet to a point in the east margin of Old Hickory Boulevard;

Thence, with said margin the following calls:

N 30° 00' 16" W, 248.30 feet to a point,
N 56° 38' 51" E, 22.42 feet to a point,
N 30° 46' 04" W, 294.35 feet to a point,

With a curve concave to the east having a central angle of 90° 46' 35", a radius of 50.00 feet and a chord of N 15° 20' 50" E, 35.59 feet for an arc length of 39.61 feet to the point of beginning.

Containing 435,735 square feet or 10.00 acres.

Being the same property conveyed to James N. Maddox and Thomas G. Corcoran by Warranty Deed from BG Corporation of record in Book 6632, page 355; said interest of Thomas F. Corcoran having been conveyed by Quitclaim Deed to Thomas Francis Corcoran, III, Trust of record in Book 9468, page 622; said interest of James N. Maddox having been conveyed by Quitclaim Deed to JJIM, LLC, a Tennessee limited liability company of record in Book 11269, page 884 and said JJIM, LLC having merged with and into JJIM Partnership, a Tennessee general partnership by Certificate of Merger of record in Instrument No. 200001240007892, all in the Register's Office for Davidson County, Tennessee.

## EXHIBIT B

## PERMITTED EXCEPTIONS

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

2. All matters as shown on plat of record in Book 4860, page 32, said Register's Office.

3. Any facts, rights, interests, or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by William C. Cockrill, RLS No. 1401, Barge Waggoner Sumner & Cannon, Inc., dated June 5, 2008, File No. 34191-00:

* Minimum building setback lines as shown
* Overhead telephone and power lines cross the northernmost corner of the land
* Chain link fence along the easterly boundary of the land meanders outside the boundary