Davidson County DEEDWARR
Recvd: 06/26/08 15:26 5 pgs
Fees:28.00 Taxes:5365.00
20080626-0066072

This Instrument Prepared By:
Edwin S. Pyle, Esq.
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Return to Box 51B

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.:
Corporate Investors Partnership VI, LLC, a Tennessee limited liability company 652 Old Ezell Road Nashville, Tennessee 37217	**SAME**	**02600007000**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **ANN KIMBERLY SADLER,** referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **CORPORATE INVESTORS PARTNERSHIP VI, LLC, a Tennessee limited liability company,** referred to as "Grantee", its successors and assigns, a certain tract of land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference, the "Property". This is unimproved property known as 800 S. Cartwright Street, Goodlettsville, Davidson County, Tennessee 37072.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the Grantee, their successors and assigns forever.

AND Grantor, being single, does hereby covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple, that she has a good right to sell and convey the same, and that the same is unencumbered except for (1) real estate taxes for 2008, which have been prorated and assumed by Grantee, and future years, liens but not yet delinquent, (2) matters shown on the Plan of record in Book 5200, Page 121, Register's Office for Davidson

County, Tennessee, (3) rights of others to use and/or access the land embraced within the appurtenant easement (Tract II, on the Survey referenced below), (4) construction and maintenance of right-of-way for road purposes as recorded in Book 7363, Page 795, Register's Office for Davidson County, Tennessee (Tract II, on the Survey referenced below), (5) permanent easement and right-of-way granted unto Madison Surburban Utility District of record in Book 4377, Pages 94 and 97, Register's Office for Davidson County, Tennessee, (6) lack of direct access to and from I-65, a controlled access highway, such right of access having been conveyed to the State of Tennessee by Deed of record in Book 4106, Page 846, Register's Office for Davidson County, Tennessee, (7) possible charter right-of-way of the CSX Transportation Railroad (Tract I, on the Survey referenced below), and (8) all matters shown on the survey drawing prepared by Barge Waggoner Sumner & Cannon, Inc., William C. Cockrill, Registered Land Surveyor, TN No. 1401, dated September 15, 2004, as revised and updated on April 16, 2008, June 12, 2008, June 18, 2008 and June 23, 2008, Job No. 31492-01.

AND Grantor does further covenant and bind herself, her heirs, representatives, and assigns, to warrant and forever defend the title to the Property against the lawful claims and demands of persons claiming by, through, or under Grantor, but not otherwise or further.

[The remainder of this page has been intentionally left blank.]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24 day of June, 2008.

Ann Kimberly Sadler

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared ANN KIMBERLY SADLER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 24th day of June, 2008.

Notary Public

My Commission Expires: 11-22-08

CHERYL L. LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 22, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value, whichever is greater, is $1,450,000.00.

(Affiant)

Subscribed and sworn to before me, this 24th day of June, 2008.

NOTARY PUBLIC

My Commission Expires:

11-22-08

CHERYL L. LEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008

EXHIBIT A
(Property Description)

Being a parcel of land in the City of Goodlettsville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Two Mile Parkway and Interstate 65 and being more particularly described according to a survey by Barge Waggoner Summer & Cannon, Inc., dated September 15, 2004, revised and updated on April 16, 2008, June 12, 2008, June 18, 2008 and June 23, 2008 as follows:

BEGINNING at a concrete monument in the northerly margin of Two Mile Parkway at the most southerly corner of herein described tract;

THENCE, with said margin, N 26° 34' 06" W, 371.28 feet to a concrete monument;

THENCE, leaving said margin with the line of Realty Associates Iowa Corporation, of record in Instrument No. 20070831-0105292, R.O.D.C., as shown on Space Park North of record in Plat Book 5200, page 121, R.O.D.C., N 76° 57' 22" E, 357.06 feet to an iron pin:

THENCE, N 09° 00' 21" E, 2003.51 feet to an iron pin:

THENCE, N 84° 27' 15" E, 240.44 feet to an iron pin in the westerly right-of-way of the Interstate 65;

THENCE, with said right-of-way the following calls:

S 20 ° 23' 48" E, 128.13 feet to a concrete monument, with a curve concave to the west having a central angle of 09° 45' 17", a radius of 2714.79 feet and a chord of S 14° 15' 37" E, 461.64 feet for an arc length of 462.20 feet to a concrete monument, S 03° 57' 53" E, 565.92 feet to a concrete monument, S 09° 57' 49" W, 710.93 feet to an iron pin, with a curve concave to the north having a central angle of 02° 00' 00" a radius of 2714.79 feet and a chord of S 18° 17' 40" W, 94.76 feet for an arc length of 94.76 feet to a concrete monument, S 36° 51' 16" W, 358.88 feet to a concrete monument, S 58° 17' 36" W, 211.72 feet to a concrete monument, S 76° 14' 43" W, 395.45 feet to the Point of Beginning. Containing 1,270,900 square feet or 29.17 acres, more or less

Being part of the same property devised to Ann Kimberly Sadler as one of the devisees under the Will of Maxine G. Sadler, deceased, of record in the Probate Court for Davidson County, Tennessee in Docket No. 06P-836. Also being the same property conveyed to Ann Kimberly Sadler by deed from Cherie Sadler, by deed of record as Instrument No. 20070601-0065436, Register's Office for Davidson County, Tennessee.