2nd

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
PFL Investments, LLC 2005 Amy Court Mt. Juliet, Tennessee 37122	Map/Par. 10701000900	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **1826 ELM HILL PIKE ASSOCIATES, L.P.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to **PFL INVESTMENTS, LLC,** a Tennessee limited liability company (the "Grantee") Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All matters shown on the Plat of record in Book 3842, page 178, Register's Office for Davidson County, Tennessee.

3. Right-of-way Easement to Colonial Pipeline Company as set forth in instrument recorded in Book 4956, page 395 and Book 3673, page 81, Register's Office For Davidson County, Tennessee.

4. Tennessee Valley Authority Easement of record in Book 437, page 28 and Book 437, page 49, Register's office for Davidson County, Tennessee.

5. Easement to the Electric Power Board of the City of Nashville, of record in Book 2017, page 589, Register's Office for Davidson County, Tennessee.

6. Rights of Technologies Unlimited Inc. as Tenant in possession, as tenant only, under an unrecorded lease.

7. Matters shown on that certain survey of the Property by Phillip E. Holmes, Jr., Volunteer Land Surveying Services, dated 10/17/2006, last revised July 24, 2008 (the "Survey").

This is improved property located at 1826 Elm Hill Pike, Nashville, Tennessee 37210.

Davidson County DEEDWARR
Recvd: 07/25/08 16:07 4 pg
Fees:23.00 Taxes:11100.00
20080725-0076474

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the same and that the Property is free from all encumbrances, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed on the 24th day of July, 2008 to be effective as of July 25, 2008.

1826 ELM HILL PIKE ASSOCIATES, L.P.
a Tennessee limited partnership

By: Holladay Partners – Midwest II, Inc.,
an Indiana corporation, its General Partner

By: _____
John T. Phair, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____
Affiant

Subscribed and sworn to before me this 25th day of July, 2008.

_____
Notary Public

My Commission Expires: November 14, 2009
11-14-2009

LINDA PRITCHETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BDDB01 5346419v2

STATE OF INDIANA)
)
COUNTY OF ST. JOSEPH)

Personally appeared before me, a notary public of the state and county aforementioned, John T. Phair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the President of Holladay Partners – Midwest II, Inc., an Indiana corporation, being the General Partner of 1826 Elm Hill Pike Associates, L.P., a Tennessee limited partnership, the maker or constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 24th day of July 2008 .

Carol L Benscoter
NOTARY PUBLIC
Printed Name: Carol L. Benscoter

A Resident of Elkhart County

[SEAL]

My Commission Expires: 11-14-2012

CAROL L. BENSCOTER, Notary Public
A Resident of Elkhart County, IN
My Commission Expires: 11-14-2012

EXHIBIT A

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 7 ON THE PLAN OF METROPOLITAN INDUSTRIAL PARK, SECTION 6, AS OF RECORD IN BOOK 3842, PAGE 178, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Also being described in the Survey as follows:

Beginning at an iron pin on the westerly margin of Elm Hill Pike and the southeastern corner of the Jackson Courtyard & Johnston Concrete Property, as of record in Instrument No. 20010228-0018822, Register's office for Davidson County, Tennessee and being more particularly described as follows:

(1) Thence along Elm Hill Pike, S 21 degrees, 25 minutes, 06 seconds W, 227.00 feet to a concrete monument;

(2) Thence leaving Elm Hill Pike N 70 degrees, 46 minutes, 00 seconds W, 299.76 feet to an iron pin;

(3) Thence N 21 degrees, 21 minutes, 41 seconds East, 238.24 feet to an iron pin;

(4) thence S 68 degrees, 37 minutes 04 seconds East, 299.78 feet to the Point of Beginning.

Being the same property conveyed to 1826 Elm Hill Pike Associates, L.P. by Special Warranty Deed of record as instrument No. 20061128-0146624 and by Quitclaim Deed of record as Instrument No. 20061128-0146625, Register's Office for Davidson County, Tennessee.