21414-4
Box 14A

Davidson County DEEDWARR
Recvd: 07/29/08 16:06 4 pg:
Fees:23.00 Taxes:18760.85
20080729-0077647

THIS INSTRUMENT PREPARED BY:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Ave.
Nashville, Tennessee 37203

ADDRESS NEW OWNER AS FOLLOWS:
Mitsui-Soko (U.S.A.), Inc.
1651 E. Glenn Curtiss Street
Carson, California 90746

SEND TAX BILLS TO:
New Owner

MAP-PARCEL NOS.
Map 132-4
Parcel 001.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the undersigned, CONCORD PARTNERS, LLC, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to MITSUI-SOKO (U.S.A.), Inc., a New York corporation, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 1, on the Subdivision Plat of Quebecor, as shown on plat of record in Instrument No. 200210090123582, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Concord Partners, LLC, a Tennessee limited liability company by Deed from QW Memphis Corp., a Delaware corporation, of record in Instrument No. 20020606-0069197, and by Quitclaim Deed from Q Center, LLC, a Tennessee limited liability company, of record in Instrument No. 20021203-0148862, both of the Register's Office for Davidson County, Tennessee

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 Grantor covenants with the said 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 matters set forth in Exhibit "A" attached hereto and incorporated herein by reference, to all of which this conveyance is expressly made subject; 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 Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representative this 29th day of July 2008.

Concord Partners, LLC

By: _____
George N. Spiva, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared George N. Spiva, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Concord Partners, LLC, a Tennessee limited liability company, and who further acknowledged that he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Chief Manager for the said limited liability company.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of July 2008.

_____
NOTARY PUBLIC
My Commission Expires: _____

KRISTA WAKEFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $5,070,500.00

_____
Affiant

Subscribed and sworn to before me this 29 day of July 2008.

_____
Notary Public
My commission expires: 3/7/2011

JENNIFER L. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
To
Special Warranty Deed from
Concord Partners, LLC to
Mitsui-Soko (U.S.A.), Inc.

EXCEPTIONS

(a) Taxes for the year 2008 and subsequent years, not yet due and payable. Map 131-4, Parcel 001.00

(b) The Plan as shown in Instrument No. 20021009-0123582, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

(c) T.V.A. easement granted the United States of America by Conn Thompson Harris, et al, of record in Book 1163, page 145, R.O.D.C., TN; and by Emma Thompson Paine Eager, of record in Book 1774, page 128, R.O.D.C., TN; said easements being 150 feet wide and being for one or more electric power lines and for telegraph and telephone lines, Agreement affecting said easement recorded in Book 4092, page 386, Registers Office for Davidson County, Tennessee.

(d) Easements, reservations, reversions (of rights of way, railroad tracks and materials), and rights of parties with reference to the rights of way for tracks and to construction and maintenance of spurs, and to mineral rights, of record in Book 1630, page 466, Book 1723, page 371, Book 1643, page 603, and Book 1813, page 205, Register's Office for Davidson County, Tennessee.

(e) Easement dated February 11, 1967, of record in Book 2638, page 576, Register's Office for Davidson County, Tennessee, granted the City of Nashville to lay a 10 inch water main in the above roadway.

(f) Reservations contained in deed from United States of America to State of Tennessee, of record in Book1731, page 533, R.O.D.C., TN, covering uranium, thorium and all minerals determined pursuant to Section 5 (b) of the Atomic Energy Act of 1946 (60 Statutes 761) to be peculiarly essential to the production of fissionable material; and further subject to exceptions in such deed for all existing easements for roads, highways, utilities, railways and pipelines, TVA transmission line, Nashville & Decatur Railroad Easement, certain electric transmission lines, and sewer and water mains. (Note: By Supplemental Quitclaim Deed from U.S.A. to the State of Tennessee of record in Book 2396, page 146, R.O.D.C., TN, the conditions subsequent and recapture rights contained in the Deed of record in Book 1731, page 533, R.O.D.C., TN, were released and conveyed by the U.S.A.)

(g) Permanent easement for Water Mains and Appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5969, page 4, Register's Office for Davidson County, Tennessee.

(h) Easement for Storm Sewers and/or Sanitary Sewers granted Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 7444, page 912, Register's Office for Davidson County, Tennessee.

(i) Easement for Water Mains and Appurtenances granted to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5856, page 107, Register's Office for Davidson County, Tennessee.

(j) Dedication of Easement of record in Instrument No. 20020606-0069196, and amended in Instrument No. 20030224-0024391, Register's Office for Davidson County, Tennessee.

(k) All matters shown on ALTA/ACSM Land Title Survey of Lot 1, Quebecor, Tax Map 132-04, Parcel 1, 3215 Powell Avenue, dated September 25, 2007, revised October 31, 2007 and June 4, 2008, prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee RLS #1512.

(l) Waiver and Termination of Easement of record in Instrument No. 20020731-0092107, Register's Office for Davidson County, Tennessee.