THIS INSTRUMENT PREPARED BY:
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Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 08/25/08 13:10 3 pg
Fees:18.00 Taxes:4440.00
20080825-0087205

File No. 21475-5
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
ABEC Properties, LLC Attn: Mike Pogreba 218 Omohundro Place Nashville, TN 37210	New Owner	Map 094-15 Parcels 013 and 015

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, MRS PROPERTIES, a Tennessee general partnership composed of Don Sandlin and John W. Miles, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey to ABEC PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the Grantee, their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LOT 1 (Map 94-15, Parcel 13)
LAND in Davidson County, Tennessee being Lot No. 1 on the Plan of Spence Lane Industrial Subdivision, as of record in Plat Book 3700, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

LOT 2 (Map 94-15, Parcel 15)
LAND in Davidson County, Tennessee being Lot No. 2 on the Plan of Resubdivision of Lots 2, 3, & 4 Spence Lane Industrial Subdivision, as of record in Plat Book 5800, Page 207, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to MRS Properties by Deed from The Home Bank of Tennessee, of record in Book 8834, Page 60, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed from Hubert Donald Reed, of record in Book 10998, Page 686, said Register's Office.

THIS is both unimproved (Parcel 015) and improved property (Parcel 013), known as 401 & 407 Spence Lane, Nashville, Tennessee 37210.

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, their 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 as set forth on the attached Exhibit "A"; 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, their successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 22 day of August 2008.

MRS Properties
a Tennessee general partnership

By: _____
Don Sandlin, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Don Sandlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of MRS Properties, a Tennessee general partnership, and who further acknowledged that he, as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as General Partner for the said partnership.

WITNESS my hand and official seal at Old Hickory, Tennessee, this 22 day of August 2008.

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 3/7/2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

_____
Affiant

Subscribed and sworn to before me this
22 day of August 2008.

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My commission expires 3/7/2011

EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2008, and subsequent years, not yet due and payable.
2. Matters shown on the Plan of record in Book 3700, Page 7 (as to Lot 1) and Book 5800, Page 207 (as to Lot 2), Register's Office for Davidson County, Tennessee.
3. Right of way easement to Colonial Pipeline Company in Book 3670, Page 504 and amended in Book 3675, Page 108, said Register's Office.
4. Right of way easement to Colonial Pipeline Company in Book 5038, Page 30, said Register's Office.
5. Sanitary Sewers and/or Storm Drainage Easement of record in Book 5357, Page 325 and Book 6077, Page 437, said Register's Office.
6. Matters shown on the Site & Utility Plan prepared by Rodhill Engineering, Inc., dated October 7, 1996, as Job No. 9635.