Davidson County DEEDWARR
Recvd: 09/12/08 16:04 2 pgs
Fees:13.00 Taxes:6845.00
20080912-0093758

FROM: MKD International, Inc., a Delaware corporation
TO: TAT Holdings – Chicago, LLC, a Florida limited liability company

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
TAT Holdings – Chicago, LLC as manager as manager as manager	(same) 6104 Boatrock Blvd Atlanta, GA 30336	Map 175 Parcel 183

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF GEORGIA)
COUNTY OF HENRY)

The actual consideration or value, whichever is greater, for this transfer is $1,850,000.00.

MICHELLE BALDWIN NOTARY PUBLIC HENRY COUNTY GEORGIA EXPIRES NOV. 4, 2010

as manager
Affiant

Subscribed and sworn to before me, this the 11 day of September, 2008.

Michelle Baldwin
Notary Public

My Comm. Expires: 11-4-2010

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged MKD INTERNATIONAL, INC., a Delaware corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto TAT HOLDINGS – CHICAGO, LLC., a Florida limited liability company, hereinafter called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled the Resubdivision of Lot 6, Jackson Business Park, of record in Plat Book 8250, page 181, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MKD INTERNATIONAL, INC., by deed from ZAKI DAOUK, NAZIH DAOUK AND KAMEL DAOUK, of record in Book 8919, page 81, dated April 14, 1993, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

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

2. Matters shown on the Plan of record in Plat Book 8250, page 181, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 6060, page 449, said Register's Office.

4. Easement conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 6109, page 330, said Register's Office.

This is improved property commonly known as 3021 Owen Drive, Antioch, Davidson County, Tennessee 37013.

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 further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 11th day of September, 2008.

MKD International, Inc.,
a Delaware corporation

By: _____

Printed Name: Kamel Daouk

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Kamel Daouk, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of MKD International, Inc., the within named bargainor, a Delaware corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 11 day of September, 2008.

Sheri Gullo
NOTARY PUBLIC

SHERI GULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/20/08

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