FOR RECORDING PURPOSE

Davidson County DEEDWARR
Recvd: 09/23/08 15:07 3 pg
Fees:18.00 Taxes:6626.51

20080923-0096914

STATE OF ~~TENNESSEE~~ Ohio
COUNTY OF Summit

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $1,790,949.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: September 11, 2008

RENEE A. BARTLOW, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Aug. 1, 2011

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-1-11

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY: Lawyers Title Insurance Corporation 424 Church Street, Suite 950, Nashville TN 37219		
ADDRESS NEW OWNER(S) AS FOLLOWS:	**SEND TAX BILLS TO:**	**MAP-PARCEL NUMBER:**
CALEAST NAT, LLC 201 West Street, Suite 201 Annapolis, MD 21401 Attn: Robert Fordi, President	Same	049-00-0-326.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROADWAY EXPRESS, INC., A DELAWARE CORPORATION

HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

CALEAST NAT, LLC, A DELAWARE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

THIS IS (XX) IMPROVED (___) UNIMPROVED PROPERTY KNOWN AS: 3310 KNIGHT DRIVE, NASHVILLE TN 37207-2303

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by, through or under, the GRANTOR(S) but no further or otherwise. Whenever 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 this date: 8-1-11

ROADWAY EXPRESS, INC., A DELAWARE CORPORATION

By: _____

Name: Brad S. Schroeder, Authorized Officer

State of Ohio

County of Summit

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Brad S. Schroeder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Authorized Officer (president or other officer authorized to execute the instrument) of ROADWAY EXPRESS, INC., A DELAWARE CORPORATION, and that he/she as such Authorized Officer, the within named bargainor, a corporation, and that such _____ (president or other officer), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Officer (president or other officer).

Witness my hand and seal, at office in Summit County, OH, this 11 day of September 2008.

NOTARY PUBLIC STATE OF OHIO
RENEE A. BARTLOW, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Aug. 1, 2011

Renee A. Bartlow
Notary Public

My Commission Expires: 8-1-11

FURNISHED BY:
Lawyers Title Insurance Corporation
424 Church Street, Suite 950
Nashville TN 37219

EXHIBIT "A"
LEGAL DESCRIPTION

RECORD LEGAL DESRIPTION

Being a parcel of land in Nashville, First Civil District, Eleventh Councilmanic District, Davidson County, Tennessee, located in the Northeastwardly quadrant of the intersection of Knight Road and Briley Parkway, being more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, Inc. dated January 19, 1995 bearing file number 14136-00.

Beginning at the point of intersection of the Easterly right-of-way of Knight Road and the Northerly right-of-way of Briley Parkway; thence with said right-of-way of Knight Road, North 06 degrees 29 minutes 22 seconds East 34.13 feet to a point, being the Southwesterly corner to the property deeded to William B. Armstrong, et ux. of record in Book 4915, Page 741, R.O.D.C.; thence, leaving said Knight Road with Armstrong's Southerly line, South 82 degrees 57 minutes 04 seconds East 175.65 feet to the Southeasterly corner of said property; thence, with Armstrong's Easterly boundary, North 06 degrees 29 minutes 22 seconds East 130.00 feet to the Northeasterly corner of said property; thence with Armstrong's Northerly boundary, North 82 degrees 57 minutes 04 seconds West 175.65 feet to a point in the Easterly right-of-way of said Knight Road; thence with said right-of-way North 06 degrees 12 minutes 40 seconds East 186.31 feet to a point, corner to Clay I. Sanders Family Trust of record in Book 8880, Page 230, R.O.D.C.; thence leaving said Knight Road with the boundaries to Sanders, Yates, Brookside Manor Subdivision, and Willow Trace Subdivision, North 57 degrees 59 minutes 18 seconds East 1906.66 feet to an existing iron pin, the Southwesterly corner of the property deeded to Julia R. White and husband of record in Book 2336, Page 415, R.O.D.C.; thence with the Southerly boundary to said property, North 59 degrees 02 minutes 32 seconds East 607.74 feet to a point; thence continuing with said property South 84 degrees 52 minut4es 05 seconds East 255.09 feet to a point; thence South 82 degrees 53 minutes 40 East 403.25 feet to a point, the Southeasterly corner to said property; thence with the Easterly boundary to said property, North 07 degrees 36 minutes 14 seconds East 129.98 feet to a point; thence leaving said property North 90 degrees 00 minutes 00 seconds East 2039.61 feet to a point in the Westerly right-of-way of the Interstate 24/Briley Parkway Interchange; thence with said right-of-way with a curve to the right 31.28 feet to a point said curve having a radius of 337.00 feet, a central angle of 05 degrees 19 minutes 05 seconds a tangent distance of 15.65 feet and a chord of South 47 degrees 28 minutes 12 seconds West 31.27 feet; thence with said right-of-way of Briley Parkway the following calls: South 50 degrees 07 minutes 44 seconds West, 379.00 feet to a concrete highway monument; South 48 degrees 40 minutes 00 seconds West 199.06 feet to a point; South 28 degrees 51 minutes 13 seconds West 453.68 feet to a concrete highway monument; with a curve to the right, 228.90 feet to a concrete highway monument, said curve having a radius of 305.00 feet, a central angle of 43 degrees 00 minutes 03 seconds a tangent distance of 120.15 feet and a chord of South 50 degrees 05 minutes 40 seconds West 223.57 feet; with a curve to the right 277.35 feet to a concrete highway monument, said curve having a radius of 1256.39 feet, a central angle of 12 degrees 38 minutes 54 seconds a tangent distance of 139.24 feet, and a chord of South 80 degrees 12 minutes 20 seconds West, 276.79 feet; South 82 degrees 24 minutes 45 seconds West 446.14 feet to a concrete highway monument; South 85 degrees 19 minutes 02 seconds West 619.57 feet to a concrete highway monument; South 79 degrees 20 minutes 05 seconds West, 301.38 feet to a concrete monument; South 66 degrees 48 minutes 59 seconds West 96.57 feet to a point; with a curve to the left, 694.44 feet to a point, said curve having a radius of 1919.32 feet, a central angle of 20 degrees 43 minutes 50 seconds, a tangent distance of 351.06 feet, and a chord of South 71 degrees 20 minutes 40 seconds West 690.66 feet; South 60 degrees 58 minutes 45 seconds West, 502.58 feet to a point; with a curve to the right, 891.87 feet to a point, said curve having a radius of 1440.00 feet, a central angle of 35 degrees 29 minutes 10 seconds, a tangent distance of 460.76 feet, and a chord of South 79 degrees 24 minutes 46 seconds West, 877.68 feet; North 82 degrees 50 minutes 41 seconds West, 147.28 feet to a point; North 72 degrees 41 minutes 24 seconds West 233.76 feet to a point in the Easterly right-of-way of Knight Road, the point of beginning, containing 4,192,650 square feet or 96.25 acres, more or less.

The above description was taken from survey by Barge, Waggoner, Sumner and Cannon, Inc., 162 Third Avenue North, Nashville, Tennessee 37062 dated January 19, 1995, bearing file number 14136-00 and prepared by Mark E. Sawyer, Registered Land Surveyor No. 1649.

Being the same property acquired by ROADWAY EXPRESS, INC., a Delaware corporation, by Deed dated March 8, 1995, of record in Book 9614, Page 223, Register's Office for Davidson County, Tennessee.