12/18/08

This Instrument Prepared by:
Henry H. Silliman, III, Esquire
E. I. du Pont de Nemours and Company
Legal - Barley Mill Plaza 27/1358
P. O. Box 80025
Wilmington, Delaware 19880-0025

Davidson County DEEDWARR
Recvd: 12/30/08 10:35 5 pgs
Fees:28.00 Taxes:38110.00
20081230-0123368

Address of New Owner:
Ron Buck a/k/a Ronald D. Buck
5200 Old Harding Road
Franklin, Tennessee 37064

Send Tax Bills to:
E. I. du Pont de Nemours and Company
Attn: Property Tax Department
PO Box 1039
Wilmington, DE 19899-1039

Property Address:
538 Myatt Drive, Madison, TN 37115

Map & Parcel Nos.:
Parcel 47, Davidson County Property Map 34

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 18 day of December, 2008,

BETWEEN, E. I. DU PONT DE NEMOURS AND COMPANY, a Delaware corporation, party of the first part ("Grantor"),

AND RON BUCK, also known as RONALD D. BUCK, party of the second part ("Grantee");

WITNESSETH: That 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 which are hereby acknowledged, Grantor has this day bargained and sold and, by these presents, does hereby bargain, sell, convey and confirm unto Grantee, his heirs, successors and assigns, forever, all that certain tract, piece or parcel of land located in Davidson County, Tennessee, to-wit:

ALL THAT certain land in Madison, Second Civil District, Davidson County, Tennessee, located generally on the west side of Myatt Drive, east of the C.S.X Transportation Road, south of Dry Creek and north of Fant Industrial Drive and being more particularly described as follows:

Beginning, at 5/8" rebar set with cap MES 1649 (to which all further reference to iron pins set shall refer) in the westerly right-of-way line of Myatt Drive as widened by Metro. Project No. 67-R-40, said rebar also being the northeast corner (of lands of) Myatt Holdings, LLC (recorded in Instrument #200112110136275, Register's Office of Davidson County, Tennessee [henceforth "R.O.D.C."]);

Thence, leaving said right-of-way line with the northerly line of said (lands of) Myatt Holdings, LLC, S76°55'00"W, 176.38 feet to an iron pin found with cap BWSC;

Thence, continuing with said line, N55°10'00"W, 1758.90 feet to a concrete monument found in the easterly right-of-way line of the C.S.X Transportation Railroad;

Thence, with said easterly right-of-way line the following four calls:

(1) Along a spiral curve to the left, 54.61 feet to a 5/8" rebar found, said spiral curve having a chord of N20°00'04"E, 54.60 feet;
(2) N19°38'49"E, 19.70 feet to a 5/8" rebar found;
(3) Along a spiral curve to the right, 200.95 feet to a concrete monument found, said spiral curve having a chord of N21°03'01"E, 200.92 feet;
(4) Along a simple curve to the left, passing a witness pin set at 340.56 feet, in all 400.56 feet to the center of Dry Creek, said curve having a central angle of 12°23'51", a radius of 1851.20 feet, a tangent of 201.07 feet and a chord of N29°20'45"E, 399.78 feet;

Thence, with the approximate center of Dry Creek and the southerly line of (lands of) Dale and Joe Pyron (as recorded in Book 8460, Page 335, R.O.D.C.), of John L. Griffin, Trustee (as recorded in Book 4786, Page 280, R.O.D.C.), and of Griffin Industries, Inc. of Tenn. (as recorded in Book 4987, Page 792, R.O.D.C.) the following calls:

(1) S76°00'00"E, 330.00 feet;
(2) N89°00'00"E, 60.00 feet;
(3) N72°51'00"E, 64.39 feet;
(4) N49°24'00"E, 50.00 feet;
(5) N50°45'27"E, 127.16 feet;
(6) S88°47'53"E, 325.46 feet;
(7) S36°00'15"E, 185.49 feet;
(8) S11°40'00"E, 38.20 feet;
(9) N87°48'11"E, 5.09 feet to the westerly right-of-way line of Myatt Drive as widened;

Thence, with the westerly right-of-way line of Myatt Drive, S11°40'00"E, passing an iron pin set at 100.00 feet, in all 1327.57 feet;

Thence, continuing with said right-of-way line, along a curve to the left, 132.58 feet to the point of Beginning, said curve having a central angle of 01°18'31", a radius of 5804.58 feet, a tangent of 66.30 feet and a chord of S12°19'15"E, 132.58 feet.

Containing 1,529,815 square feet or 35.12 acres, more or less, according to an ALTA/ACSM Land Title Survey by Sawyer Land Surveying, LLC, Mark E. Sawyer, RLS, Tennessee License 1649, file 08-076.

BEING a portion of the same property conveyed to E. I. du Pont de Nemours and Company, by Deed of record in Book 6237, Page 171, R.O.D.C., Tract Three; and

TOGETHER WITH all easement(s) conferred by the Easement Agreement recorded in Book 9575, Page 229, in said Register's Office including, without limitations, the rights of vehicular access to Myatt Drive, parking and water line.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property; that Grantor has a good and lawful right to sell and convey the same; and that the property is free from any lien or encumbrance whatsoever; SUBJECT TO applicable zoning and building regulations; the lien for 2008 state and county real estate taxes which will be paid prior to delinquency by Grantor; covenants, rights-of-way, easements, reservations, conveyances, and any other matters of record pertaining to the property; any state of facts that is apparent; and notes and conditions as shown and set forth on the ALTA/ACSM Land Title Survey prepared by Sawyer Land Surveying, LLC (Mark E. Sawyer, RLS; Tennessee License 1649; SLS File 08-076), dated November 7, 2008 and last revised December 17, 2008 (collectively, the "Exceptions").

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract, piece or parcel of land to the said Grantee, his heirs, successors and assigns, against the lawful claims and demands of all persons whomsoever, claiming by, through or under Grantor, but not further or otherwise; UNDER AND SUBJECT to the Exceptions, as aforesaid.

ALL WARRANTIES of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor, E. I. DU PONT DE NEMOURS AND COMPANY, by its duly authorized signatory, has hereunto set its hand and seal, the day and year first above written.

Signed, Sealed and Delivered in the Presence of:

Witness:

E. I. DU PONT DE NEMOURS AND COMPANY

By: _____ (SEAL)

Name: Jocelyn E Scott

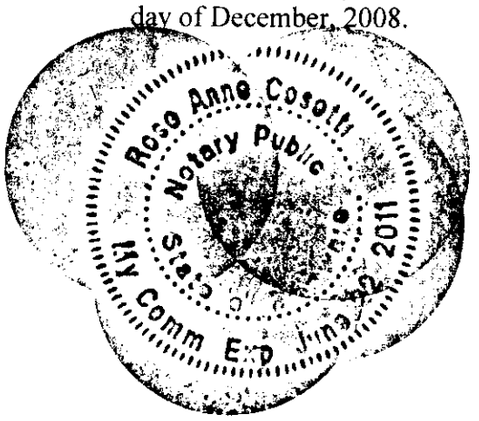
Title: VP Engineering & Operations

HHSW

STATE OF DELAWARE, COUNTY OF NEW CASTLE; SS.

Before me, the undersigned, a Notary Public of said County and State, personally appeared Jocelyn E. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be V.P. Engineering + Operations (or other officer authorized to execute the instrument) of E. I. du Pont de Nemours and Company, the within named bargainor, a Delaware corporation, and that he/she as such V.P. Engineering + Operations being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as V.P. Engineering + Operations.

Witness my hand and official seal, at Office in New Castle County, Delaware, this 18 day of December, 2008.



Rose Anne Cosetti
NOTARY PUBLIC
Notary: Print Name and Date Commission Expires
Rose Anne Cosetti
June 22, 2011

(FOR R.O.D.C. USE)

* *

VALUE AFFIDAVIT

STATE OF TENNESSEE , COUNTY OF ~~DAVIDSON~~ WILLIAMSON; SS.

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10,300,000.00.

Affiant

Subscribed and sworn to before me this 23rd day of December, 2008.

NOTARY PUBLIC
Notary: Print Name and Date Commission Expires

BELINDA A. SHERWIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD
MY COMMISSION EXPIRES: JAN. 19, 2010

State tax:	$
Register's fee:	$
Recording fee:	$
Total	$

T.G. # ____________

Return to:
Warren H. Wild, Jr.
401 Commerce Street, Suite 800
Nashville, TN 37219