Davidson County DEEDWARR
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Fees:23.00 Taxes:7766.30
20090102-0000369

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MAS)
315 Deaderick Streets, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bradley Plywood Corporation 204 Old West Lathrop Avenue Savannah, GA 31415	Same	134-305.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DIXIE PLYWOOD COMPANY OF WASHINGTON, D.C., a Delaware corporation ("Grantor"), has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto BRADLEY PLYWOOD CORPORATION, a Georgia corporation ("Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A attached hereto, which are improved property known as 3225 Franklin Limestone Road, Nashville, Tennessee.

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 31st day of December, 2008.

DIXIE PLYWOOD COMPANY OF
WASHINGTON, D.C.

By: _____
Daniel H. Bradley, President

STATE OF Georgia)
COUNTY OF Chatham)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Daniel H. Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Dixie Plywood Company of Washington, D.C., a Delaware corporation, and that he as such President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand, at office, this 31st day of December, 2008.

Kathleen O'Grady
Notary Public

My Commission Expires:
October 12, 2010

KATHLEEN O'GRADY NOTARY My Comm. Exp. Oct. 12, 2010 PUBLIC BULLOCH COUNTY, GA

STATE OF Georgia)
COUNTY OF Chatham)

The actual consideration or value (whichever is greater) for this transfer is $2,099,000.00.

Daniel H Bradley, President
Affiant

Subscribed and sworn to before me, this 31st day of December, 2008.

Kathleen O'Grady
Notary Public

My Commission Expires:
October 12, 2010

KATHLEEN O'GRADY NOTARY My Comm. Exp. Oct. 12, 2010 PUBLIC BULLOCH COUNTY, GA

EXHIBIT A
[Property Description]

A certain tract of land located in the Nashville, Tennessee more particularly described as follows: Unless stated otherwise, any monument referred to herein as an iron pin set is a set 5/8" in. rebar, 18" in. length with a plastic cap stamped "K. Crowe # 1979." All bearings stated herein are based on deed book 9445, page 748.

BEGINNING at an iron pin found on the north right-of-way of Franklin Limestone Road said pin lies 25' north of centerline and also lying on the east right-of-way of the CSX Railroad said pin lies 30' east of the railroad centerline, Thence, with said railroad right-of-way N 19°45' 22" W, a distance of 281.12' to an iron pin found.

Thence, S 89°45'19" E, a distance of 74.49' to a pk nail found.

Thence, N 19°45'19" W, a distance of 426.40' to an iron pin found at the point of curvature of a tangent curve, concave to the southwest, having a radius of 1862.95' and a central angle of 13°28'03"; thence North along said curve, a distance of 437.89', curving to the left;

Thence, leaving said right-of-way and with the south line of the AMPPE Enterprises, LLC. property as recorded in deed book 20030523, page 0070700 and deed book 20040813, page 0098351 the following (6) calls: N 81°05'01" E, a distance of 222.72' to an iron pin found.

Thence, South 74°21'55" East, a distance of 206.56' to an iron pin found.

Thence, South 16°40'13" East, a distance of 155.49' to an iron pin found.

Thence, South 85°48'21" East, a distance of 303.77' to an iron pin found.

Thence, South 03°04'11" West, a distance of 604.94' to a pk nail found.

Thence, South 11°00'37" East, a distance of 147.78' to an iron pin set on the north right-of-way of Franklin Limestone Road said pin lies 25' north of centerline and also being the point of curvature of a non-tangent curve, concave to the south, having a radius of 1456.22', a central angle of 05°09'21 ", and a chord of 131.10' bearing South 75°49'19" West; thence West along said curve and right-of-way, a distance of 131.14' to an iron pin found.

Thence, South 73°14'39" West, a distance of 287.94' to the POINT OF BEGINNING; said described tract containing 11.19 Acres, more or less according to a survey performed under the direct supervision of Kevin David Crowe, PLS# 1979 on 05-11-2007 last revised on December 27, 2007.

TOGETHER WITH road and access easement rights of record in Book 9445, Page 761, said Register's Office.

BEING the same property conveyed to Dixie Plywood Company of Washington, D.C., a Delaware corporation by instrument number 20080226-0018766, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed of record.

EXHIBIT B
[Permitted Exceptions]

1. Taxes and assessments for the year 2009.

2. Charter Right-of Way of Railroad and/or spur tracks across premises.

3. Terms and Conditions of that certain Road Use and Joint Use Agreement of record in Book 9445, Page 761, Register's Office for Davidson County, Tennessee.

4. Rail Line Use and Access easement of record in Book 9445, Page 770, Register's Office for Davidson County, Tennessee.

5. Any facts, rights, interests, or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Kevin David Crowe, RLS No. 1979, Crowe-Wheeler & Associates, dated May 11, 2007, Project No. 20070516-7:

   - Minimum building setback lines of 35 feet on the front, 20 feet on the rear, and 0 feet on the side
   - Concrete, pavement, and fencing extend beyond the land boundaries at various points as shown
   - A portion of the land is located in a flood zone
   - Electric power lines cross the northeast and southeast corner of the land

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