BILL GARRETT, Davidson County
Trans:T20090024064 DEEDWARR
Recvd: 04/13/09 11:17 6 pgs
Fees:33.00 Taxes:12210.00
20090413-0032860

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
A-D-H Partnership 28 White Bridge Road, Suite 211 Nashville, Tennessee 37205	Same	Map 118, Parcel 16/5

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, EAGLE PROPERTIES, a Tennessee general partnership (the "Grantor"), has bargained and sold, and hereby transfers and conveys, to A-D-H PARTNERSHIP, a Tennessee general partnership and its successors and assigns (the "Grantee"), certain real property in Davidson County, Tennessee more particularly described on Exhibit A attached hereto (the "Property").

TO HAVE AND TO HOLD the Property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 2940 Kraft Drive, Nashville, Tennessee 37204.

The Property is conveyed subject to the matters described on Exhibit B attached hereto.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to the Property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B attached hereto), but no further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed as of the 10th day of April, 2009.

EAGLE PROPERTIES

Stuart S. Southard, Partner

ANNE M. SOUTHARD FAMILY TRUST,
Partner

By: _____
Stuart S. Southard, Co-Trustee

By: _____
Harry D. Shields, Co-Trustee

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Stuart S. Southard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a partner of Eagle Properties, a Tennessee general partnership, and is authorized by the partnership to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 9th day of April, 2009.

Notary Public

JOHN S. SEEHORN
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP. MAY 23, 2009
DAVIDSON COUNTY

My Commission Expires:

5/23/09

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Stuart S. Southard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Trustee of the Anne M. Southard Family Trust, a partner of Eagle Properties, a Tennessee general partnership, and is authorized by the Anne M. Southard Family Trust to execute this instrument on behalf of the trust as a partner of the partnership.

WITNESS my hand, at office, this 9th day of April, 2009.

Notary Public

My Commission Expires:

5/23/09

JOHN S. SEEHORN
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP. MAY 23, 2009
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Stuart S. Southard, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Co-Trustee of the Anne M. Southard Family Trust, a partner of Eagle Properties, a Tennessee general partnership, and is authorized by the Anne M. Southard Family Trust to execute this instrument on behalf of the trust as a partner of the partnership.

WITNESS my hand, at office, this 9th day of April, 2009.

Notary Public

My Commission Expires:

5/23/09

JOHN S. SEEHORN
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP. MAY 23, 2009
DAVIDSON COUNTY

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $3,300,000.00.

A-D-H PARTNERSHIP

By: _____

Name: L. C. ANDERSON JR.

Title: Authorized Person

Sworn to and subscribed before me this 9th day of April, 2009.

_____
Notary Public

My Commission Expires:

_____

NOTARY PUBLIC
AT LARGE
Joe Vaulx Crockett, III
My Commission Expires
January 7, 2013
STATE OF TENNESSEE

EXHIBIT A

2940 Kraft Drive, Nashville, Tennessee 37204

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the east margin of Kraft Drive, being Lot Numbers 16, 17, 18, 19 and the southern half of Lot 20 on the Plan of Sidco, of record in Plat Book 2133, page 115, Register's Office for Davidson County, Tennessee, and being further described according to a survey made by James Allen Crawford, 1929 21st Avenue South, Nashville, TN 37212, dated March 8, 2001, as follows:

Beginning at an iron pin set in the east margin of Kraft Drive, being the southwest corner of Lot 16 on the Plan of Sidco of record in Plat Book 2133, page 115, said Register's Office; thence, with said margin North 02 degrees 40'00" East, 459.00 feet to an iron pin set; thence, leaving said margin and along or near the line of Tennessee Chips LLC of record in Instrument No. 20001108-0111122, said Register's Office, South 87 degrees 20'00" East 315.00 feet to an iron pin set in the west line of Southern Colortype Co. Inc., of record in Book 8034, page 408, said Register's Office; thence, along or near the line of said Southern Colortype Company, Inc., and Hayward Industries, Inc. of record in Book 8652, page 583, said Register's Office, South 02 degrees 40'00" West 459.00 feet to an iron pin set in the northeast corner of 2950 Kraft Drive, LLC, of record in Book 11090, page 213, said Register's Office; thence, along or near the line of said 2950 Kraft Drive, LLC, North 87 degrees 20'00" West, 315.00 feet to the point of beginning and containing 144,585 square feet or 3.32 acres, more or less.

BEING THE SAME property conveyed to Grantor by Special Warranty Deed of record as Instrument No. 20010417-0037618, Register's Office for Davidson County, Tennessee.

EXHIBIT B

2940 Kraft Drive, Nashville, Tennessee 37204

1. Taxes for the year 2009, a lien, which are not yet due and payable. Map 118, Parcel 16/5.

2. Private Railroad Easement of record in Book 2293, page 555, Register's Office for Davidson County, Tennessee. (Scrivener's Note: Said easement provides that it shall cease and all rights shall revert to grantor as to any portion or part that is abandoned or vacated by grantee. See also that Quitclaim Deed of record in Book 8652, page 583, said Register's Office, releasing and conveying to Hayward Industries, Inc., a portion of said easement and the property encumbered by said easement).

3. Easement for Sewage Facilities and Equipment of record in Book 2271, page 473, Register's Office for Davidson County, Tennessee.

4. Reservation of Fissionable Materials of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee.

5. All matters shown on Plat recorded in Book 2133, page 115, Register's Office for Davidson County, Tennessee.

6. Transfer of water mains and equipment and easements thereto of record in Book 2244, page 611, Register's Office for Davidson County, Tennessee.

7. Temporary construction easement to Metropolitan Government of Nashville and Davidson County, of record in Book 4124, page 288, Register's Office for Davidson County, Tennessee.

8. Mutual Easement by and between Clarence Sutherland a/w Susan C. Sutherland and Golden Flake, Inc. of record in Book 5958, page 861, Register's Office for Davidson County, Tennessee.

9. Unrecorded Lease Agreement, dated May 15, 2008, by and between Eagle Properties, as landlord, and Care Supply Co., LLC, as tenant, as amended by the First Amendment to Lease Agreement dated April 1, 2009.

10. Unrecorded Lease Agreement – Amendment #1, dated May 1, 2008, by and between Eagle Properties, as landlord, and Care Safety, LLC, as tenant, as amended by the First Amendment to Lease Agreement dated April 1, 2009.

11. Unrecorded Lease Agreement, dated January 24, 2007, by and between Eagle Properties, as landlord, and Athlon Sports Communication, Inc., as tenant, as amended by the First Amendment to Lease Agreement dated as of April 25, 2007, and the Second Amendment to Lease Agreement dated as of June 1, 2007.