This Instrument Prepared By:
Danette R. Davis, Esq.
Stinson Morrison Hecker LLP
168 North Meramec Avenue, Suite 400
St. Louis, Missouri 63105

BILL GARRETT, Davidson County
Trans:T20090028388 DEEDWARR
Recvd: 04/30/09 11:18 4 pgs
Fees:23.00 Taxes:5128.73
20090430-0039315

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
MHS Realty Group, LLC	Same	Map 79
1054 Central Industrial Blvd.		Parcel 15
St. Louis, Missouri 63110		
Attn: Walter O. Hatfield		

WARRANTY DEED

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 and sufficiency of all of which are hereby acknowledged, **THE YOUNG GROUP, LTD.**, a Missouri corporation, formerly known as and who took title as Young Sales Corporation (the "***Grantor***"), has bargained and sold, and by these presents does transfer and convey unto **MHS REALTY GROUP, LLC**, a Missouri limited liability company (the "***Grantee***"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

This is improved property commonly known as 7119 Cockrill Bend Boulevard, Nashville, Tennessee.

This conveyance of the property herein, and all covenants and warranties of Grantor contained herein, are made expressly subject to those matters set forth on Exhibit B attached hereto and incorporated herein by this reference.

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, and Grantee's successors and assigns forever. Grantor covenants that, subject to the matters set forth herein, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to the property to the said Grantee, and Grantee's successors and assigns, against the lawful claims of all parties whomsoever, except claims arising out of matters as set forth above.

[signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the 15th day of April, 2009.

THE YOUNG GROUP, LTD., a Missouri corporation

By: _____
John Slattery, Chief Financial Officer

STATE OF Missouri)
) SS.
COUNTY OF St Louis)

Personally appeared before me, the undersigned, a Notary Public of said county and state, John Slattery, Chief Financial Officer of The Young Group, Ltd., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Financial Officer of The Young Group, Ltd., a Missouri corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of April, 2009.

_____
Notary Public

My Commission Expires: 5/29/10

SHARON M. MISBAUER
Notary Public - Notary Seal
State of Missouri - County of St. Louis
My Commission Expires May 29, 2010
Commission #06396343

STATE OF Missouri)
) SS.
COUNTY OF St Louis)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transfer is $1,386,143.00.

_____
Affiant

Subscribed and sworn to before me this 15th day of April, 2009.

_____
Notary Public

My Commission Expires: 5/29/10

SHARON M. MISBAUER
Notary Public - Notary Seal
State of Missouri - County of St. Louis
My Commission Expires May 29, 2010
Commission #06396343

EXHIBIT A

[Property Description]

LAND in the 1st, formerly 8th, Civil District of Nashville, Davidson County, Tennessee, described according to a survey dated July 10, 1998, by John Kohl and Company, P.C., Surveyor Tennessee License No. 855, as follows, to-wit:

BEGINNING in the south right of way of Cockrill Bend Industrial Road, being 1761.35 feet west of the centerline intersection of said Cockrill Bend Industrial Road and Centennial Boulevard, the northwest corner of Michael T. Harris as recorded in Book 10034, page 863, RODCT; thence leaving said right of way and with Harris, S 11 deg. 11 min. 00 sec. E 738.00 feet to the center of Richland Creek and the north line of H. C. Duke of record in Book 6690, page 961, RODCT; thence with said creek S 74 deg. 58 min. 07 sec. W 232.54 feet; thence leaving said creek and along the line of Industrial Realty Partners, as recorded in Book 8924, page 587, N 12 deg. 32 min. 00 sec. W 753.80 feet to the south right of way of Cockrill Bend Industrial Road; thence along said right of way, with a curve to the right having a radius of 4955 feet, a distance of 249.80 feet to the point of beginning and containing 4.13 acres, more or less.

BEING the same property conveyed to Young Sales Corporation, a Missouri Corporation, by deed from Russell O. Rollins, Jr. and wife, Betty Jean Rollins, of record in Book 8150, page 448, Register's Office for Davidson County, Tennessee. Young Sales Corporation changed its name to The Young Group, Ltd.

EXHIBIT B

[Permitted Encumbrances]

1. Taxes for the year of 2009 a lien, not yet due and payable.

2. Rights of upper and lower riparian owners in and to the waters of Richland creek crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.

3. 40 foot permanent sanitary sewer line and easement crossing the center of the property of record in Book 4379, page 895, Register's Office of Davidson County, Tennessee.