File No. 21942-6
Box 14-A

BILL GARRETT, Davidson County
Trans:T20090043852 DEEDWARR
Recvd: 06/30/09 15:57 4 pgs
Fees:23.00 Taxes:8695.00
20090630-0061065

THIS INSTRUMENT PREPARED BY:
E. Garrett Walker
Smith Moore Leatherwood LLP
300 N. Greene Street, Suite 1400
Greensboro, NC 27401

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Pinnacle Business Products, LLC 749 Massman Drive Nashville, TN 37210	New Owner	Map 106-04 Parcel 20

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **VF IMAGEWEAR, INC.**, a Delaware corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PINNACLE BUSINESS PRODUCTS LLC**, a Tennessee limited liability company, hereinafter the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 29 on the Plan of Metropolitan Industrial Park, Section 22, as of record in Book 4300, Page 46, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being all of the same property conveyed to BBL Leasing Company by Deed from Metropolitan Industrial Park, Inc., of record in Book 4412, Page 955, Register's Office for Davidson County. The said BBL Leasing Company merged into Blue Bell, Inc. by Certificate of Ownership and Merger of record in Book 5341, Page 192, said Register's Office. Blue Bell, Inc. merged into Wrangler Apparel Corp., a Delaware corporation, effective January 2, 1994. Further conveyed by quitclaim to VF Imagewear Inc by inst # 20090630 0061064.

This is improved property known as: 749 Massman Drive, Nashville, TN 37210

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, other than such easements, restrictions and rights of way of record including without limitation those exceptions set forth on Exhibit A attached hereto and incorporated herein.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 25 day of JUNE, 2009.

VF IMAGEWEAR, INC., a Delaware corporation

BY: _____

Name: Bradley W. Batten

Title: Vice President

STATE OF NORTH CAROLINA

COUNTY OF Guilford

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bradley W. Batten, with whom I am personally acquainted, and who, upon oath, acknowledged him/herself to be the Vice President of VF IMAGEWEAR, INC., a Delaware corporation, the within named bargainor, and that he/she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as Vice President.

WITNESS my hand and official seal at Greensboro, State of North Carolina this 25 day of June 2009.

_____

Notary Public

Printed Name of Notary: Melanie J. Deal

My Commission Expires: April 1, 2012

(Official Seal)

MELANIE J DEAL
NOTARY PUBLIC
GUILFORD COUNTY, NC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is ~~greater~~, for this transfer is $2,350,000.00.

Affiant

Subscribed and sworn to before me this
30 day of June 2009.

Notary Public
My commission expires 2/24/13



EXHIBIT "A"
Permitted Encumbrances

1. Taxes for the year 2009 and subsequent years, not yet due and payable.
2. Matters shown on the Plan of Record in Book 4300, Page 46, Register's Office for Davidson County, Tennessee.
3. Sanitary Sewers and/or Storm Drainage Easement, Book 3770, Page 251, said Register's Office.
4. Title to that portion of the premises embraced within the bounds of any cemeteries with all rights of ingress and egress thereto.
5. Easement for the right of way of L&N Railroad, formerly the Nashville Chattanooga and St. Louis Railway of record in Minute Book 4, Page 499, Circuit Court.
6. Easement for transmission lines granted City of Nashville acting by and through the Electric Power Board of the City of Nashville, in Book 2017, Page 589, said Register's Office.
7. Subject to the easements stated in the Deed in Book 4410, Page 251, said Register's Office.