This instrument prepared by:
Christopher B. Reid, Esq.
Thompson Coburn LLP
One US Bank Plaza
St. Louis, Missouri 63101

Address of new owner: Cumberland Building Investments
11880 Borman Drive
St Louis, MO 63146

Send tax bills to: Cumberland Building Investments
Attn: R. Meinkoth
11880 Borman Drive
St Louis, MO 63146

BILL GARRETT, Davidson County
Trans:T20090087315 DEEDWARRSP
Recvd: 12/30/09 09:16 6 pgs
Fees:33.00 Taxes:6866.68
20091230-0118173

SPECIAL WARRANTY DEED
(Tennessee)

This SPECIAL WARRANTY DEED (this "Deed"), dated as of June 11, 2009, is made and entered into by and between Malibu TN, L.L.C., a Missouri limited liability company ("Grantor"), whose address is 11880 Borman Drive, St. Louis, MO 63146, and Cumberland Building Investments, a Missouri general partnership ("Grantee"), whose address is 11880 Borman Drive, St. Louis, MO 63146.

WITNESSETH: Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does by these presents GRANT, BARGAIN, SELL AND CONVEY unto Grantee, the real estate (the "Real Estate") situated in the County of Davidson, and State of Tennessee, with a Tax Map-Parcel number of 18300014400 and described as follows:

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

SUBJECT, HOWEVER, to (1) all real estate taxes and assessments and personal property taxes for the current year and thereafter; and (2) all covenants, conditions, restrictions, reservations, easements and encumbrances and other matters of public record, zoning regulations, if any, mineral rights reserved or conveyed to others and public and private rights-of-way (collectively, the foregoing are referred to as the "Permitted Exceptions").

The preparer of this deed makes no representation as to the status of the title of the property described herein. This deed has been prepared solely from information furnished to the preparer who makes no representation other that that it has been accurately transcribed from the information provided.

TO HAVE AND TO HOLD the Real Estate, together with all rights and appurtenances to the same belonging, unto Grantee and to the successors and assigns of Grantee forever. Grantor hereby covenants that it and its successors and assigns shall and will WARRANT AND DEFEND the title to the Real Estate unto Grantee and Grantee's successors and assigns forever, against the lawful claims of all persons claiming an interest in the Real Estate by, through or under Grantor, but none other, excepting, however, the Permitted Exceptions.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day, month and year first above written.

"GRANTOR"

MALIBU TN, L.L.C.

By Morgan & Goodspeed, Limited Company, Member

By _____
Mario Gleijeses, Manager

STATE OF MISSOURI }
} SS.
COUNTY OF ST. LOUIS }

Before me, the undersigned Notary Public in the State and City aforesaid, personally appeared Mario Gleijeses, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Manager of Morgan & Goodspeed, Limited Company, a Missouri limited liability company and member of Malibu TN, L.L.C., a Missouri limited liability company, and that he executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Manager.

WITNESS my hand and Official Seal this 12TH day of November, 2009.

FRANCIS J. HAKE NOTARY PUBLIC - NOTARY SEAL STATE OF MISSOURI (SEAL)

_____
Notary Public

FRANCIS J. HAKE
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Oct. 3, 2012
Commission # 08528813

My commission expires: _____

"GRANTEE"

CUMBERLAND BUILDING INVESTMENTS

By Morgan & Goodspeed, Limited Company, Partner

By _____
Mario Gleijeses, Manager

STATE OF MISSOURI }
} SS.
COUNTY OF ST. LOUIS }

Before me, the undersigned Notary Public in the State and City aforesaid, personally appeared Mario Gleijeses, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Manager of Morgan & Goodspeed, Limited Company, a Missouri limited liability company and partner in CUMBERLAND BUILDING INVESTMENTS, a Missouri general partnership, and that he executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Manager.

WITNESS my hand and Official Seal this 20th day of November, 2009.

(SEAL)

_____
Notary Public

My commission expires: _____

FRANCIS J. HAKE
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Oct. 3, 2012
Commission # 08528813

Drawn by/return to:
Christopher B. Reid, Esq.
Thompson Coburn LLP
One US Bank Plaza
St. Louis, MO 63101

I hereby swear and affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is One Million Eight Hundred Fifty-Five Thousand Eight Hundred Sixty Dollars ($1,855,860.00), which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Mario Gleijeses, Affiant

Subscribed and sworn to before me, this 12th day of November, 2009.

Notary Public or Register



FRANCIS J. HAKE
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
My Commission Expires: Oct. 3, 2012
Commission # 08528813

EXHIBIT A TO SPECIAL WARRANTY DEED

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE BEING LOT 216A ON THE TOPOGRAPHIC MAP AND BOUNDARY SURVEY OF TRACT 215 AND 216 OF INTERCHANGE CITY DATED REVISED AUGUST 19, 1986, A PLAT OF WHICH IS OF RECORD IN BOOK 6900, PAGE 95, SAID REGISTER'S OFFICE, TO WHICH REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION THEREOF:

BEGINNING AT AN IRON PIN SET ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF FIRESTONE PARKWAY (AN 80-FOOT WIDE STREET) THAT IS 800.99 FEET NORTHWEST FROM THE WESTERLY TERMINUS OF THE SOUTHWESTERLY RETURN CURVE OF HEIL QUAKER BOULEVARD. SAID POINT OF BEGINNING IS THE NORTHEASTER PROPERTY CORNER OF THIS TRACT AND THE NORTHWEST PROPERTY CORNER OF TRACT 216C OF INTERCHANGE CITY ASSOCIATES, LTD. PROPERTY AS OF RECORD IN BOOK 6381, PAGE 227, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND PROCEEDING AS FOLLOWS:

1. FROM THE POINT OF BEGINNING AND WITH THE COMMON PROPERTY LINE OF TRACT 216C AND LEAVING THE SOUTHWESTERLY RIGHT OF WAY LINE OF FIRESTONE PARKWAY, S 44 DEG. 44'23" W 595.76 FEET TO AN EXISTING PIN; THENCE,

2. LEAVING TRACT 216C AND WITH THE COMMON PROPERTY LINE OF THE RESUBDIVISION OF INTERCHANGE CITY INDUSTRIAL PARK-SECTION XXII AS OF RECORD IN PLAT BOOK 5210, PAGE 202, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, N 16 DEG. 19'17" W 507.00 FEET TO A CONCRETE MONUMENT SET; THENCE

3. LEAVING SECTION XXII AND WITH COMMON PROPERTY LINE OF INTERCHANGE CITY ASSOCIATES LTD., TRACT 216B AS OF RECORD IN BOOK 6381, PAGE 227, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, N 44 DEG. 17'19" E 296.49 FEET TO A CONCRETE MONUMENT SET ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF FIRESTONE PARKWAY; THENCE.

4. SOUTHEASTERLY WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF FIRESTONE PARKWAY, A CURVE TO THE RIGHT HAVING A RADIUS OF 2252.87 FEET A LENGTH OF 450.00 FEET. SAID CURVE HAS A CHORD BEARING A DISTANCE OF 52 DEG. 9'30" E 449.26 FEET TO THE POINT OF BEGINNING AND CONTAINING 201,705 SQUARE FEET OF 4.63 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO MALIBU TN, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED FROM GO PARTNERSHIP, A TENNESSEE PARTNERSHIP, CONSISTING OF CATHERINE C. GROCE AND OWEN PARTNERSHIP, CONSISTING OF JEAN M. OWEN AND WILLIAM B. OWEN, RECORDED ON THE 9th DAY OF APRIL, 2008 IN INSTRUMENT NUMBER 20080409-0035742, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.