BILL GARRETT, Davidson County
Trans:T20100074373 DEEDWARRSP
Recvd: 11/23/10 16:13 4 pgs
Fees:23.00 Taxes:9435.00
20101123-0093939

THIS INSTRUMENT PREPARED BY:
Adams and Reese LLP (DRH)
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER:
Moore Forest Industries, Inc.
5106 Pheasant Run Trail
Brentwood, TN 37027

SEND TAX BILL TO:
Same

MAP-PARCEL
Map 134
Parcel 216

SPECIAL 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, **AFPC EQUITY INVESTORS FUND A, LTD.**, a Tennessee limited partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **MOORE FOREST INDUSTRIES, INC.**, a Tennessee corporation (the "Grantee"), and Grantee's 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.

The 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 and binds itself, and its successors and assigns, to warrant specially and forever defend the title to the property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed as of the 23rd day of November, 2010.

AFPC EQUITY INVESTORS FUND A, LTD.

By: AFPC Equity Investors, Ltd., General Partner

By: 222 Partners, Inc., General Partner

By: _____
Robert E. Lehning, Jr., Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert E. Lehning, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of 222 Partners, Inc., the general partner of AFPC Equity Investors, Ltd., the general partner of AFPC EQUITY INVESTORS FUND A, LTD., the within named bargainor, a Tennessee limited partnership, and that he, as such vice president of the general partner of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as vice present of the general partner of the general partner.

WITNESS my hand, at office, this 23rd day of November, 2010.

_____
NOTARY PUBLIC

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

My Commission Expires:
7-3-12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,550,000.00.

_____
Affiant

CAROLE M. MAXSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Subscribed and sworn to before me this 23rd day of November, 2010.

_____
Notary Public
My Commission Expires: 1-3-12

938001.01/601971-000002

EXHIBIT A

Lot 9 of Section 7, Metroplex Subdivision, First Civil District, 31st Councilmanic District, Nashville, Davidson County, Tennessee, of record at Book 6200, Page 146, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to AFPC Equity Investors Fund A, Ltd., a Tennessee limited partnership, by deed from EVSVS Associates, a Tennessee joint venture, of record in Book 6425, page 896, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Real estate taxes for 2010, a lien, now due and payable, which have been prorated between the parties.

2. All matters shown on Plat, of record in Book 6200, page 146, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants, of record in Book 5653, page 11, said Register's Office.

4. Memorandum of Office Lease, of record as Instrument No. 20080814-0083756, said Register's Office.

5. Lack of direct access to I-24 along western boundary.

6. Matters disclosed on the ALTA/ACSM Land Title Survey, dated August 6, 2009, last revised November 4, 2010, prepared by J. Alan Cummings, Tennessee RLS No. 2351, Crawford & Cummings, P.C., 1929 21st Avenue, south, Nashville, Tennessee 37212, drawing no. 09057 (R).