After Recording Return to:

Prepared By:
Slutzky, Wolfe and Bailey, LLP
LLC
2255 Cumberland Pkwy, # 1300
Atlanta, GA 30339
Attention: Eric S. Friedman, Esquire

RESPONSIBLE TAXPAYER & OWNER:
JMDH Real Estate of Nashville,

15-24 132nd Street
College Point, NY 11356

BILL GARRETT, Davidson County
Trans:T20100079890 DEEDWARRSP
Recvd: 12/20/10 13:40 5 pgs
Fees:28.00 Taxes:3885.00
20101220-0101039

STATE OF New York
COUNTY OF Nassau

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,050,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 7th day of December, 2010.

Notary Public

BRIAN E. EMMERT
Notary Public - State of New York
No. 01EM6119685
Qualified in Nassau County
My Commission Expires 12/6/2012

My commission expires: 12/6/2012

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED made this 8 day of December, 2010, between **GENUINE PARTS COMPANY**, a Georgia corporation, with an address of 2999 Circle 75 Parkway, Atlanta, Georgia 30339 ("Grantor"), and **JMDH Real Estate of Nashville, LLC**, a Delaware limited liability company, with an address of 15-24 132nd Street, College Point, New York 11356 ("Grantee"),

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby forever grant, bargain, sell, convey and confirm to Grantee, and its successors and assigns, a certain tract of land, containing

TO HAVE AND TO HOLD said land unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging, subject to easements, conditions, restrictions and other matters of record.

AND SAID GRANTOR does hereby warrant the title to said Property, and will defend the same against the lawful claims of any and all persons claiming by, through or under Grantor, subject to the easements, encumbrances, restrictions, and other matters of record, and subject to real property taxes for the year of 2011, and thereafter.

SIGNATURES ON FOLLOWING PAGES

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed as of the day and year first above written.

GENUINE PARTS COMPANY,
a Georgia corporation

By: _____
SCOTT C. SMITH
Senior Vice president

STATE OF GEORGIA
COUNTY OF Cobb

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, **SCOTT C. SMITH**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Senior Vice President of **GENUINE PARTS COMPANY,** the within named Grantor, a Georgia corporation, and that he as such Senior Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

WITNESS my hand and official seal at office this 6th day of December, 2010.

_____
Notary Public

My Commission Expires: _____

PATSY GREEN NOTARY PUBLIC DOUGLAS COUNTY EXPIRES GEORGIA OCT. 24, 2014

JMDH Real Estate of Nashville, LLC,
a Delaware Limited Liability Company

By: _____

Name: Stanley Fleishman

Its: CEO

STATE OF New York
COUNTY OF Nassau

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Stanley Fleishman, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the CEO of **JMDH Real Estate of Nashville, LLC,** the within named Grantee, a Delaware limited liability company, and that he as such CEO, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Stanley Fleishman

WITNESS my hand and official seal at office this 2nd day of December, 2010.

_____
Notary Public

My Commission Expires: 12/6/2012

BRIAN E. EMMERT
Notary Public - State of New York
No. 01EM6119685
Qualified in Nassau County
My Commission Expires 12/6/2012

EXHIBIT "A"

A tract of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and described according to a survey by R.L. Montoys - Land Surveying dated October, 1987 as follows:

Beginning at an existing iron pin located in the North right-of-way margin of Oldham Street, 269 feet, more or less, East of North First Street and marking the Southeast corner of the Columbia Sussex Corporation Property of record in Deed Book 5847, Page 399, R.O.D.C., Tennessee, and the Southwest corner of this tract; thence, leaving said right-of-way margin along the line common to said properties, North 09°17' West, 413.84 feet to an existing iron pin marking the South right-of-way margin of Interstate 65; thence, following along said right-of-way margin, the following five calls: South 72°10'47" East, 255.50 feet to an existing concrete monument; thence, South 06°52'28" East, 19.91 feet to an existing concrete monument; thence, South 85°03'13" East, 102.42 feet to an existing concrete monument; thence, South 37°26'38" East, 90.74 feet to an existing concrete monument; thence, South 29°23'27" East, 257.05 feet to an iron pin, set this survey, marking the intersection of the West right-of-way margin of Interstate 65 and the North right-of-way margin of Oldham Street; thence, with the North right-of-way margin of Oldham Street, South 65°14' West, 113.99 feet to an iron pin, set this survey, thence, North 83°18' West, 361.19 feet to the Point of Beginning, containing 3.38 acres, more or less.

SOURCE OF GRANTOR'S TITLE:
Deed recorded in Deed Book
7422, Page 533 in the Register's Office for Davidson County, Tennessee

Map & Parcel # 082-140-078.00

111 Oldham Street