BILL GARRETT, Davidson County
Trans:T20110010724 DEEDWARRSP
Recvd: 02/22/11 12:54 5 pgs
Fees:28.00 Taxes:10545.00
20110222-0014470

This Instrument prepared by:
BURR & FORMAN LLP
Darlene T. Marsh
700 Two American Center
3102 West End Avenue
Nashville, Tennessee 37203

ADDRESS NEW OWNER:

ABP TN (Madison), LLC
700 Myatt Drive
Madison, TN 37115-2168

SEND TAX BILL TO: MAP-PARCEL: 034-060-063.00

ABP TN (Madison), LLC
700 Myatt Drive
Madison, TN 37115-2168

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, DIAMOND HILL PLYWOOD COMPANY, INC., (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto ABP TN (Madison), LLC. (the "Grantee"), its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

See EXHIBIT "A" attached hereto and incorporated herein by this reference.

This conveyance of the property, and all covenants and warranties of Grantor contained herein, are made expressly subject to the following:

See EXHIBIT "B" attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind 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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 17th day of FEB., 2011.

DIAMOND HILL PLYWOOD COMPANY, INC.

By: W Ken Breedon Jr

Name: W KENNEDY BREEDON JR

Title: CFO / SEC.

STATE OF South Carolina
COUNTY OF Darlington

Personally appeared before me, Libby L. Patrick a Notary Public of said county and state, W. KENNEDY BREEDON JR, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the CFO/SEC of Diamond Hill Plywood Company, Inc., 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 17 day of Feb 2011.

Libby L. Patrick
Notary Public

My Commission Expires: 12/1/2018

LIBBY L. PATRICK NOTARY PUBLIC

STATE OF GEORGIA
COUNTY OF COBB

The actual consideration or value, whichever is greater, for this transfer is $2,850,000.00

Affiant

Subscribed and sworn to before me this 18th day of FEB, 2011.

Notary Public

My Commission Expires: May 5, 2014

JENNIFER COLEGROVE
NOTARY PUBLIC
CHEROKEE COUNTY
STATE OF GEORGIA
My Commission Expires May 5, 2014

EXHIBIT "A"

PROPERTY

Being land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located West of Myatt Drive and East of Gallatin Pike being a portion of property conveyed to Rivergate Partners, by deed of record in Instrument No. 20020607-0069838, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Being part of Lot 1 on the Plat of record in Instrument No. 200709180111611, in the Register's Office for Davidson County, Tennessee:

Beginning at an iron rod (new) on the northerly right-of-way of Edenwold Road (width varies) at its intersection with the westerly boundary line of the Willamette Industries, Inc. property, of record in Deed Book 1069, Page 729 in the Register's Office of Davidson County, Tennessee; Thence, with said right-of-way, South 29 degrees 30 minutes 51 seconds West 80.63 feet to an iron rod (new); Thence, with the easterly boundary line of the IHCP, Inc. property, recorded as Instrument No. 20040116-0007094 in said Register's Office, North 53 degrees 20 minutes 27 seconds West 494.63 feet to an iron rod (new); Thence, with said IHCP, Inc.'s northerly boundary line, South 65 degrees 33 minutes 43 seconds West 396.16 feet to an iron rod (new); Thence, severing the Rivergate Partner's property, of record as Instrument No. 20020607-0069838 in said Register's Office, as follows; North 24 degrees 23 minutes 22 seconds West 621.64 feet to an iron rod (new), South 77 degrees 58 minutes 49 seconds West 71.66 feet to the center of a firewall between two buildings; Thence, continuing to sever said Rivergate Partners property with the center of said firewall, South 65 degrees 36 minutes 38 seconds West 62.55 feet; Thence, continuing to sever said Rivergate Partners property as follows: South 86 degrees 52 minutes 06 seconds West 56.39 feet to an iron rod (new), North 24 degrees 23 minutes 22 seconds West 475.94 feet to an iron rod (new), North 65 degrees 36 minutes 38 seconds East 657.13 feet to the westerly boundary line of Lot 1 on the plan of Laemmle Subdivision, of record in Plat Book 8250, Page 639 in said Register's Office; Thence with said boundary line and continuing with the westerly boundary lines of Lot 2 on the plan of Laemmle-Janson Subdivision, of record as Instrument No. 20001221-0125099, Lots 1 and 1A on the plan of the Resubdivision of Lot 1 Laemmle-Janson Subdivision, of record as Instrument No. 20030602-0074362, in said Register's Office, and said Willamette Industries, Inc. property, South 24 degrees 22 minutes 48 seconds East 1104.58 feet to an iron rod (old); Thence, with said Willamette Industries, Inc.'s westerly boundary line, South 53 degrees 20 minutes 27 seconds East 472.86 feet to the Beginning containing 15.25 acres or 664,290 square feet.

Being the same property conveyed to Diamond Hill Plywood Company, Inc., by Special Warranty Deed of record in Instrument No. 20060331-0036909 in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for 2011 have been prorated between the parties, and assumed by buyer.

2. All matters as shown on the Plat of record in Instrument No. 200709180111611, in the Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewers of record in Book 4881, Page 853, in the Register's Office for Davidson County, Tennessee.

4. Declaration of Covenants, Conditions and Restrictions of record in Book 7480, Page 965; as amended in Book 7537, Page 359; as affected by Appointment of Agent of record in Instrument No. 200407020078854; and as affected by Agreed Variance on Restrictive Covenant in Book 10237, Page 158, Register's Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7487, Page 545, in the Register's Office for Davidson County, Tennessee.

6. Deed of Easement & Covenant Agreement of record in Book 7537, Page 380, and Book 7537, Page 401, in the Register's Office for Davidson County, Tennessee.

7. Declaration of Easements of record in Instrument No. 200206070069831, in the Register's Office for Davidson County, Tennessee.

8. Easement retained in Special Warranty Deed of record in Instrument No. 200603310036909, in the Register's Office for Davidson County, Tennessee.