BILL GARRETT, Davidson County
Trans:T20110060077 DEEDWARRSP
Recvd: 09/27/11 15:56 6 pgs
Fees:33.00 Taxes:6419.50
20110927-0074902

This instrument prepared by:

Andrew D. Siegel, Esq.
Arnall Golden Gregory, LLP
171 17th Street, NW – Suite 2100
Atlanta, Georgia 30363

Tennessee

Name and Address of Current Owner:	Send Tax Bill to New Owner:	Tax Map and Parcel No.:
William H. Hawkins, Trustee Chas. Hawkins Co., Inc./CORFAC International 776 Melrose Avenue Nashville, Tennessee 37211	c/o Sysco Corporation 1390 Enclave Parkway Houston, Texas 77077	10701000700 (p.o.)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **WILLIAM H. HAWKINS, TRUSTEE WITH FULL POWER TO TRANSFER, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **FRESHPOINT NASHVILLE, INC.**, a Tennessee corporation (the "Grantee"), subject to the matters described herein, the parcel or parcels of real estate situated in Davidson County, Tennessee and more particularly described on Exhibit A attached hereto and made a part hereof (the "Property");

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever;

PROVIDED THAT the Property is conveyed subject to the items described on Exhibit "B" attached hereto and incorporated herein by this reference;

AND the Grantor covenants and binds itself to warrant and forever defend the title to the Property to the Grantee against the lawful claims of all persons claiming by, through or under the Grantor (except for the matters described on Exhibit "B" attached hereto), but no further or otherwise.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on its behalf by its duly authorized representative as of the 27th day of September, 2011.

GRANTOR:

William H Hawkins, Trustee

WILLIAM H. HAWKINS, Trustee with
full power to transfer, sell, convey,
mortgage or otherwise encumber
without the joinder of any beneficiary

STATE OF TENNESSEE)
) SS
COUNTY OF DAVIDSON)

On this 27th day of September, 2011, before me personally appeared WILLIAM H. HAWKINS, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, known to me to be the person who executed the foregoing instrument on behalf of said joint venture and acknowledged that he executed the same for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, on the day and year first above written.

Mary Katherine Mercer

Notary Public
My commission expires: 7/6/2015

MARY KATHERINE MERCER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 6, 2015

STATE OF Texas)

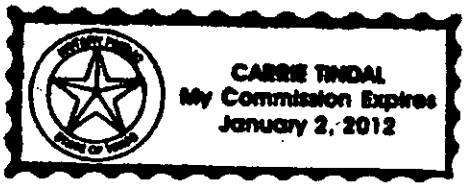
COUNTY OF Harris)

The actual consideration or value, whichever is greater, for this transfer is $1,735,000.00.

Affiant:

Russell T. Libby

Subscribed and sworn to before me this ____ day of September, 2011.



Notary Public
My commission expires: Jan 2, 2012

EXHIBIT A

Description of the Property

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Metro Commerce Park, of record as Instrument No. 20110706-0051449, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to WILLIAM H. HAWKINS, TRUSTEE WITH FULL POWER TO TRANSFER, SELL, CONVEY, MORTGAGE OR OTHERWISE ENCUMBER WITHOUT THE JOINDER OF ANY BENEFICIARY, by deed from KROGER LIMITED PARTNERSHIP I, AN OHIO LIMITED PARTNERSHIP, of record as Instrument No. 20030922-0139889 and Instrument No. 20030922-0139890, dated September 19, 2003, said Register's Office.

Together with all right, title and interest of the insured as the owner of the insured property arising under that certain Declaration of Storm Water Detention Easement by William H. Hawkins, Trustee, dated September 27, 2011 and recorded in said Register's Office on or about the date hereof.

EXHIBIT B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2012 and subsequent years for Map-Par. 106-4-23.

2. Matters shown on the Plan of record as Instrument No. 20110706-0051449, in the Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20070425-0049473, said Register's Office.

4. Storm Water Detention Agreement of record as Instrument No. 20041124-0141106, said Register's Office.

5. 30' Drainage Easement as shown on Plat of record as Instrument No. 20070516-0058674, said Register's Office.

6. Transmission Line Easement of record in Book 2017, page 589, said Register's Office.

7. Declaration of Storm Water Detention Easement by William H. Hawkins, Trustee, recorded in said Register's Office on the date hereof.

8. Matters shown on the plat of survey by R. Scot Cherry, Tenn. RLS No. 1512, with Cherry Land Surveying, Inc., dated September 14, 2011, Job No. 11072LOT2-ALTA BB.