This Instrument Was Prepared By:
Heath D. Esterak, Managing Director - Legal
AIC Ventures, L.P.
301 Congress Avenue, Suite 320
Austin, Texas 78701

After Recording Return To:
James L. McKeon, III, Esq.
Murphy McKeon P.C.
51 Route 23 South, P.O. Box 70
Riverdale, New Jersey 07457

BILL GARRETT, Davidson County
Trans:T20120079517 DEEDWARRSP
Recvd: 10/19/12 09:02 7 pgs
Fees:38.00 Taxes:18500.00
20121019-0095923

Name and Address of New Owner:	Send Tax Bills To:	Parcel No.:
Epsilon Realty Company, L.P. Page & Schuyler Avenues, Bldg. 8 P.O. Box 808 Lyndhurst, New Jersey 07071	Epsilon Realty Company, L.P. Page & Schuyler Avenues, Bldg. 8 P.O. Box 808 Lyndhurst, New Jersey 07071	09406000200

Derivation Clause: Being the same property as described in Deed recorded April 2, 2008, as Document No. 20080402-0033066, Davidson County Records.

SPECIAL WARRANTY DEED
(Nashville, Tennessee)

For the consideration of FIVE MILLION and NO/100 DOLLARS ($5,000,000.00) and other good and valuable consideration, as of this 16th day of October, 2012, NL VENTURES VI VISCO, L.L.C., a Delaware limited liability company ("Grantor"), does herby bargain, sell, transfer and convey unto EPSILON REALTY COMPANY, L.P., a New Jersey limited partnership ("Grantee"), having an address of Page & Schuyler Avenues, Bldg. 8, P.O. Box 808, Lyndhurst, New Jersey 07071, those tracts of land more particularly described in Exhibit A attached hereto and made a part hereof, having a common address of 1105 Visco Drive, Nashville, Davidson County, Tennessee 37210, and all of the easements, rights-of-way, appurtenances and other rights and benefits associated with such parcels of land and to all public or private streets, roads, avenues, alleys or pass ways, open or proposed, on or abutting such parcels of land (collectively, the "Land"); and all of the buildings, structures, fixtures, paving, curbing, and other improvements and landscaping of every kind and nature presently situated on, in or under, or hereafter erected or installed or used in, on, or about the Land (collectively, the Improvements"). The Land and the Improvements are collectively referred to herein as the "Property."

THIS DEED IS MADE WITHOUT RECOURSE (EVEN AS TO THE RETURN OF THE PURCHASE PRICE), REPRESENTATION OR WARRANTY (EXCEPT AS TO THE SPECIAL WARRANTY IN THIS DEED) OF ANY KIND, EXPRESS, IMPLIED OR STATUTORY AND GRANTOR IS TRANSFERRING THE PROPERTY AS IS, WHERE IS, AND WITH ALL FAULTS, AND WITHOUT REPRESENTATIONS OR WARRANTY (ALL OF WHICH GRANTOR HEREBY DISCLAIMS) AS TO FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY, DESIGN, QUALITY, LAYOUT, FOOTAGE, PHYSICAL CONDITION, OPERATION, COMPLIANCE WITH SPECIFICATIONS, ABSENCE OF LATENT DEFECTS, OR COMPLIANCE WITH LAWS AND REGULATIONS (INCLUDING, WITHOUT LIMITATION, THOSE RELATING TO HEALTH, SAFETY AND THE ENVIRONMENT) OR ANY OTHER MATTER AFFECTING OR RELATED TO THE PROPERTY. GRANTEE HEREBY FURTHER ACKNOWLEDGES THAT GRANTOR HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES AS TO WATER, SOIL OR GEOLOGY OF THE PROPERTY AND AS TO INCOME TO BE DERIVED FROM THE PROPERTY. WITHOUT LIMITING THE FOREGOING, GRANTOR DOES NOT AND HAS NOT MADE ANY REPRESENTATION OR WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ANY HAZARDOUS SUBSTANCES (as hereinafter defined) ON, UNDER OR ABOUT THE PROPERTY OR THE COMPLIANCE OR NON-COMPLIANCE OF THE PROPERTY WITH THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT, THE SUPERFUND AMENDMENT AND REAUTHORIZATION ACT, THE RESOURCE CONSERVATION RECOVERY ACT, THE FEDERAL WATER POLLUTION CONTROL ACT, THE FEDERAL INSECTICIDE, RODENTICIDE AND FUNGICIDE ACT, THE CLEAN WATER ACT, THE CLEAN AIR ACT, ANY SO-CALLED FEDERAL, STATE OR LOCAL "SUPERFUND" OR "SUPERLIEN" STATUTE, OR ANY OTHER STATUTE, LAW, ORDINANCE, CODE, RULE, REGULATION, ORDER OR DECREE REGULATING, RELATING TO OR IMPOSING LIABILITY (INCLUDING STRICT LIABILITY) OR STANDARDS OF CONDUCT CONCERNING ANY HAZARDOUS SUBSTANCES (collectively, the "Hazardous Substance Laws"). For purposes of this Deed, the term "Hazardous Substances" shall mean and include those elements or compounds which are contained on the list of hazardous substances adopted by the United States Environmental Protection Agency and the list of toxic pollutants designated by Congress or the Environmental Protection Agency or under any Hazardous Substance Laws. GRANTEE HEREBY FURTHER ACKNOWLEDGES AND AGREES THAT GRANTEE IS RELYING SOLELY UPON ITS INSPECTION, EXAMINATION, AND EVALUATION OF THE PROPERTY. THE PURCHASE PRICE IS A DISCOUNTED PURCHASE PRICE REFLECTING THE FACT THAT THE PROPERTY IS BEING PURCHASED BY GRANTEE ON AN "AS IS," "WHERE IS" and "WITH ALL FAULTS" BASIS. THE EXPRESS INTENTION OF GRANTEE AND GRANTOR IS THAT GRANTEE SHALL PURCHASE THE PROPERTY FROM GRANTOR WITHOUT ANY REPRESENTATIONS, OR WARRANTIES, EXPRESS OR IMPLIED, FROM OR OF GRANTOR (OTHER THAN THE SPECIAL WARRANTY IN THIS DEED). GRANTEE HEREBY WAIVES AND RELINQUISHES ALL RIGHTS AND PRIVILEGES ARISING OUT OF, OR WITH RESPECT OR IN RELATION TO, ANY REPRESENTATIONS, OR WARRANTIES,

WHETHER EXPRESS OR IMPLIED, WHICH MAY HAVE BEEN MADE OR GIVEN, OR WHICH MAY BE DEEMED TO HAVE BEEN MADE OR GIVEN, BY GRANTOR (OTHER THAN THE SPECIAL WARRANTY IN THIS DEED). IN ADDITION, GRANTEE HEREBY EXPRESSLY ACKNOWLEDGES AND AGREES THAT GRANTOR IS NOT REPRESENTING OR WARRANTING THAT ANYTHING CAN BE ACCOMPLISHED THROUGH GRANTEE'S OR GRANTOR'S EFFORTS WITH REGARD TO THE PLANNING, PLATTING OR ZONING PROCESS OF THE CITY OR COUNTY IN WHICH THE PROPERTY IS LOCATED, OR ANY OTHER GOVERNMENTAL OR MUNICIPAL AUTHORITIES, BOARDS OR ENTITIES. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTEE HEREBY FURTHER ACKNOWLEDGES AND AGREES THAT GRANTOR HAS NOT WARRANTED, AND DOES NOT HEREBY WARRANT, THAT THE PROPERTY NOW OR IN THE FUTURE WILL MEET OR COMPLY WITH THE REQUIREMENTS OF ANY SAFETY CODE OR REGULATION OF THE STATE, COUNTY, OR CITY IN WHICH THE PROPERTY IS LOCATED, OR ANY OTHER AUTHORITY OR JURISDICTION. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, GRANTEE HEREBY ASSUMES ALL RISK AND LIABILITY (AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL, OR OTHER DAMAGES) RESULTING OR ARISING FROM OR RELATING TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR, OR OPERATION OF THE PROPERTY. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS INSPECTED, AND WILL INSPECT FURTHER, THE PROPERTY AND ACCEPTS THE PROPERTY "AS IS", "WHERE IS" AND "WITH ALL FAULTS". GRANTOR IS NOT LIABLE OR BOUND IN ANY MANNER BY ANY VERBAL OR WRITTEN STATEMENTS, REPRESENTATIONS, OR INFORMATION PERTAINING TO THE PROPERTY FURNISHED BY ANY REAL ESTATE BROKER, AGENT, EMPLOYEE, SERVANT OR OTHER PERSON, UNLESS THE SAME ARE SPECIFICALLY SET FORTH OR REFERRED TO HEREIN, AND GRANTOR SHALL NOT BE LIABLE OR BOUND IN ANY MANNER BY ANY STATEMENT OR INFORMATION CONTAINED IN ANY DUE DILIGENCE DOCUMENTS PROVIDED, OR ANY OMISSION WITH RESPECT TO ANY SUCH DUE DILIGENCE DOCUMENTS. IT IS UNDERSTOOD AND AGREED THAT THE PURCHASE PRICE HAS BEEN ADJUSTED BY PRIOR NEGOTIATION TO REFLECT THAT THE PROPERTY IS SOLD BY GRANTOR AND PURCHASED BY GRANTEE SUBJECT TO THE FOREGOING.

This Special Warranty Deed is expressly made subject to all matters of record with respect to the Property including, without limitation, any and all restrictions, reservations or exceptions to title, and any and all encumbrances, to the extent the same are valid and subsisting and affect all or any part of the Property (collectively herein called the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee and Grantee's successors and assigns, forever; and Grantor does hereby covenant with Grantee and its successors in interest that it has full power and lawful authority to sell and convey the Property, subject to the Permitted Exceptions, and it will warrant and defend the title to the Property against all persons claiming the same by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first above written.

GRANTOR:

NL VENTURES VI VISCO, L.L.C.,
a Delaware limited liability company

By: _____
Name: Peter S. Carlsen
Title: President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The foregoing instrument was acknowledged before me this 12th day of October, 2012, by Peter S. Carlsen, the President of NL Ventures VI Visco, L.L.C., a Delaware limited liability company, on behalf of the limited liability company.

_____
Notary Public

ASHLEY P. MURTAUGH
MY COMMISSION EXPIRES
August 18, 2016

My commission will expire: 08-18-16

AFFIDAVIT

I David Lawrence, Closing Attorney for the transaction represented by this Deed, hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $5,000,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 18th day of October, 2012.

MELISSA LAWSON
Notary Public, State of Texas
My Commission Expires
December 19, 2015

(SEAL)

NOTARY PUBLIC, State of Texas
Print Name: Melissa Lawson
My Commission Expires: 12-19-15

GRANTEE:

EPSILON REALTY COMPANY, L.P.,
a New Jersey limited partnership

By: M & E Packaging Corp.,
a New Jersey corporation

By: _____
Alfred Teo, President

STATE OF New Jersey §
§
COUNTY OF Bergen §

The foregoing instrument was acknowledged before me this 15 day of October, 2012, by Alfred Teo, to me personally known, who, being by me duly sworn, did say that he is the President of M & E Packaging Corp., a New Jersey corporation, the General Partner of Epsilon Realty Company, L.P., a New Jersey limited partnership, and that said instrument was signed on behalf of said corporation on behalf of said limited partnership and that he acknowledged said instrument to be the free act and deed of said corporation on behalf of said limited partnership.

Lise Muccilo
Notary Public

My commission will expire: 11-17-2014

LISE MUCCILO
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES NOV. 17, 2014

Exhibit A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Being a parcel of property located in the 15th Councilmanic District of Davidson County, Tennessee, being Parcel 2 on Davidson County Tax 94-06, being all of Lot 30 as shown on the final plat of Visco Industrial Subdivision, Section 5, as of record in Plat Book 4175, Page 36, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete monument (old) on the southern margin of Visco Drive (60-foot right-of-way), said monument being the northwest corner of Lot 1, Section Eleven, Visco Industrial Subdivision as of record in Plat Book 5190, Page 592, Register's Office of Davidson County, Tennessee, and the northeast corner of the herein described property;

THENCE, leaving said southern margin and following the western boundary of said Lot 1 ***South 27 degrees 26 minutes 31 seconds East, 342.55 feet*** to an iron rod (new) on the northern boundary of the Tract One property conveyed to Turner Properties as of record in Deed Book 8020, Page 63, Register's Office of Davidson County, Tennessee;

THENCE, leaving said western boundary and following said northern boundary ***South 55 degrees 08 minutes 02 seconds West, 640.99 feet*** to an iron rod (new);

THENCE, continuing with said northern boundary and following a curve to the right having a central angle of ***06 degrees 04 minutes 03 seconds***, a radius of ***943.55 feet***, an arc length of ***99.92 feet***, a tangent distance of ***50.01 feet***, and a chord bearing and distance of ***South 58 degrees 18 minutes 02 seconds West, 99.87 feet*** to a concrete monument (old), said monument being the southeast corner of Lot 29, Section Five, Visco Industrial Subdivision, as of record in Plat Book 4175, Page 36, Register's Office of Davidson County, Tennessee, and the southwest corner of the herein described property;

THENCE, leaving said northern boundary and following the eastern boundary of said Lot 29, ***North 27 degrees 22 minutes 57 seconds West, 438.90 feet*** to a concrete monument (old) on said southern margin of Visco Drive, said monument being the northeast corner of said Lot 29 and the northwest corner of the herein described property;

THENCE, leaving said eastern boundary and following said southern margin ***North 62 degrees 37 minutes 00 seconds East, 676.32 feet*** to an iron rod (new);

THENCE, continuing with said southern margin and following a curve to the right having a central angle of ***07 degrees 38 minutes 35 seconds***, a radius of ***440.00 feet***, an arc length of ***58.70 feet***, a tangent distance of ***29.39 feet***, and a chord bearing and distance of ***North 67 degrees 37 minutes 51 seconds East, 58.65 feet*** to the **POINT OF BEGINNING**.