ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Paulo Products Company 5711 W. Park Avenue St. Louis, MO 63110-1834	07200001200 (p.o.)	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (APC) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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, **UTAH STATE RETIREMENT INVESTMENT FUND,** a common trust fund created pursuant to the statutes of the State of Utah ("Grantor"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **PAULO PRODUCTS COMPANY**, a Missouri corporation ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit B**, attached hereto and incorporated herein by reference (the "Permitted Exceptions"). This is improved property known as 3300 Ambrose Avenue, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Grantor further covenants and binds itself to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF Utah)
COUNTY OF Salt Lake)

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00

Affiant USRIF DIRECTOR-REAL Estate

Subscribed and sworn to before me, this the 24th day of December, 2013.

Notary Public
My Commission Expires: 5/30/2016

T. DANIEL BOSTER
Notary Public
State of Utah
Comm. No. 656049
My Comm. Expires May 30, 2016

Davidson County DEEDWARRSP
Recvd: 12/27/13 15:40 5 pgs
Fees:28.00 Taxes:6660.00
20131227-0130486

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 24 day of December, 2013.

GRANTOR:

UTAH STATE RETIREMENT INVESTMENT FUND

By: Devon W. Olson

Title: DIRECTOR - REAL ESTATE

STATE OF Utah)
COUNTY OF Salt Lake)

Before me, T. Daniel Boster, a Notary Public in the state and county aforesaid, personally appeared Devon W. Olson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), that he is Director - Real Estate of the UTAH STATE RETIREMENT INVESTMENT FUND, a common trust fund created pursuant to the statutes of the State of Utah, and acknowledged that he executed the foregoing instrument on behalf of said trust fund for the purpose therein contained.

WITNESS my hand and seal this 24th day of December, 2013.

T. Daniel Boster
Notary Public
My Commission Expires: 5/30/2016

T. DANIEL BOSTER
Notary Public
State of Utah
Comm. No. 656049
My Comm. Expires May 30, 2016

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 1 as shown on the map entitled Subdivision of Sealy Space Park, Subdivision No. 20135-201-001 of record as Instrument No. 20131220-0128856, said Register's Office.

Being a portion of the same property conveyed to UTAH STATE RETIREMENT INVESTMENT FUND, by deed from SEALY SPACE PARK, LLC, A DELAWARE LIMITED LIABLITY COMPANY, of record in Instrument No. 20071008-0119585 and by quitclaim deed of record in Instrument No. 20071008-0119584, dated September 27, 2007, said Register's Office.

EXHIBIT B

Permitted Exceptions

1. Matters shown on the Plan of record as Instrument No. 20131220-0128856, said Register's Office.

2. Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4081, Page 781, Book 4758, Page 121, Book 5081, Page 240 and in Book 6562, Page 318, said Register's Office.

3. Agreement for Dedication of Easement for Water Mains and Appurtenances of record in Book 4311, Page 680, said Register's Office.

4. 50' Ingress-Egress Easement of record in Book 6671, Page 430, said Register's Office.

   Confirmation of Easement of record in Book 7051, Page 886 in and Book 7051, Page 887, said Register's Office.

5. All matters shown on the survey dated prepared by Volunteer Land Surveying Services, File No. 07170, Phillip E. Holmes, Jr. RLS # 1728.

Certificate of Authenticity

I, **G. Miller Hogan, II**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Kimberly P. Hurst**, a notary public for this county and state, **G. Miller Hogan, II**, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed on this 27th day of December, 2013.

Notary's Signature

KIMBERLY P. HURST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2015

MY COMMISSION EXPIRES: Mar 3, 2015