This instrument prepared by and return to:
BRUCE TURNER, PLLC
Attn: Katrice Feild, Esq.
2650 Thousand Oaks Boulevard, Suite 2325
Memphis, Tennessee 38118

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the 31st day of December, 2020, by and between MEMPHIS INDUSTRIAL PARK INVESTORS INC, a Delaware corporation ("Grantor"), and THE ECONOMIC DEVELOPMENT GROWTH ENGINE INDUSTRIAL DEVELOPMENT BOARD OF THE CITY OF MEMPHIS AND COUNTY OF SHELBY, TENNESSEE, a public not-for-profit corporation of the State of Tennessee, with an office in Memphis, Tennessee ("Grantee").

WITNESSESTH

A. Grantor holds legal title to that certain real property more particularly described below, which property is situated in Shelby County, Tennessee (the "Property"):

SEE EXHIBIT "A".

B. Grantor desires to convey to Grantee in fee simple all of its right, title and interest in and to the Property.

NOW, THEREFORE, in consideration 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, Grantor does hereby grant, bargain, sell and convey the Property, in fee simple, unto Grantee, its successors and assigns;

TO HAVE AND TO HOLD the Property, together with all the rights of way, easements, rights, privileges, appurtenances, hereditaments, improvements, estate, title interests and claims thereunto belonging or in any wise appertaining thereto, at law or in equity, forever. Notwithstanding the foregoing, this conveyance is subject to all covenants, conditions, easements, restrictions, rights of way and other encumbrances of record, to the extent such encumbrances are valid and subsisting with respect to the Property as of the date hereof.

Grantor hereby covenants with Grantee that the title to the Property and the quiet enjoyment thereof it will warrant and forever defend against the lawful claims of all persons whomsoever claiming by, through or under Grantor, and such persons only and that Grantor will execute such further assurances of the Property as may be required.

The words Grantor and Grantee as used herein shall mean "Grantors" and "Grantees", respectively, if more than one person or entity be referred to, and pronouns

shall be construed as having the applicable gender and number according to the context hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized representative on the day and year first above written.

[Signature page follows]

SIGNATURE AND ACKNOWLEDGMENT PAGE

WITNESS the signature of Grantor by and through its duly authorized representative as of the day and year first above written.

MEMPHIS INDUSTRIAL PARK INVESTORS INC

By: UBS Realty Investors LLC, a Massachusetts Limited Liability Company, its Manager

By: _____

Name: Jeffrey G. Maguire

Title: Managing Director

KMD

STATE OF CONNECTICUT)

) ss Hartford

COUNTY OF HARTFORD)

* Managing Director of UBS Realty Investors, the Manager.

On this 11th day of January, 2021, before me personally appeared Jeffrey G. Maguire who acknowledged himself/herself to be the * of MEMPHIS PARK INDUSTRIAL INVESTORS, INC., a Delaware corporation, and that he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained as his/her and its free act and deed, by signing the name of the corporation by himself/herself as *.

My Commission Expires:

NOTARY PUBLIC

SHELLY R. ANDREWS
NOTARY PUBLIC
MY COMMISSION EXPIRES: FEB. 28, 2022

* * * * * * * * * * * * *

RECORDING DATA ONLY

Property Address:
5461 Davidson Road
Memphis, TN

Name and Address of the Person or Responsible for Payment of the Real Property Taxes:

Exempt

Name and Address of the Property Owner:

The Economic Development Growth Engine
Industrial Development Board of the City of
Memphis and County of Shelby, Tennessee
100 Peabody Place, Suite 1100
Memphis, TN 38103

Tax Parcel Identification No.
094200 00446

This conveyance is exempt from transfer tax pursuant to Tennessee Code Annotated, Section 67-4-409(f)(1).

SHELLY R. ANDREWS
NOTARY PUBLIC
MY COMMISSION EXPIRES: FEB. 28, 2022

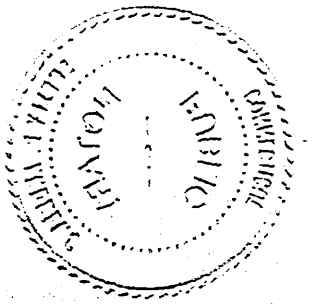

Exhibit "A"

LEGAL DESCRIPTION OF PREMISES

PARCEL I

FINAL PLAT, PHASE 2, DAVIDSON ROAD INDUSTRIAL PARK P.D. AMENDED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 250, PAGE 15 AND FINAL PLAT, PHASE 4, DAVIDSON ROAD PARK P.D. AMENDED AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 191, PAGE 10, ALL OF RECORD IN THE SHELBY COUNTY REGISTER'S OFFICE, LOCATED IN MEMPHIS, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST LINE OF LAMAR AVENUE (U.S. HWY 78 R.O.W. VARIES) 1248.3 FEET SOUTHEAST OF THE SOUTH LINE OF HOLMES ROAD; THENCE S 33 DEG. 54 MIN. 07 SEC. E ALONG SAID SOUTHWEST LINE A DISTANCE OF 403.30 FEET TO A POINT; THENCE S 42 DEG. 58 MIN. 59 SEC. E A DISTANCE OF 155.24 FEET TO A POINT; THENCE S 37 DEG. 54 MIN. 56 SEC. E A DISTANCE OF 63.08 FEET TO A POINT; THENCE S 33 DEG. 06 MIN. 00 SEC. E A DISTANCE OF 65.05 FEET TO A POINT ON THE NORTHWESTERLY LINE OF DAVIDSON ROAD (PUBLIC RIGHT OF WAY VARIES); THENCE LEAVING SAID SOUTHWEST LINE ALONG THE NORTHWESTERLY LINE OF SAID DAVIDSON ROAD FOLLOWING A 170.00 FOOT RADIUS CURVE TO THE RIGHT AN ARC DISTANCE OF 49.16 FEET (CHORD S 40 DEG. 02 MIN. 09 SEC. W - 48.99 FEET) TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 567.00 FEET, AN ARC LENGTH OF 105.37 FEET (CHORD S 42 DEG. 59 MIN. 48 SEC. W - 105.22 FEET) TO A POINT OF COMPOUND CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 516.64 FEET, AN ARC LENGTH OF 196.09 FEET (CHORD S 26 DEG. 47 MIN. 58 SEC. W - 194.92 FEET) TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY SHOWN ON THE FINAL PLAT FOR PHASE 5 OF THE DAVIDSON ROAD INDUSTRIAL PARK PLANNED DEVELOPMENT AS RECORDED IN PLAT BOOK 213, PAGE 21; THENCE N 75 DEG. 13 MIN. 40 SEC. W ALONG THE NORTH LINE OF SAID PHASE 5 A DISTANCE OF 122.70 FEET TO A POINT; THENCE S 88 DEG. 05 MIN. 11 SEC. W AND CONTINUING ALONG THE NORTH LINE OF SAID PHASE 5 A DISTANCE OF 90.80 FEET TO A POINT; THENCE N 87 DEG. 38 MIN. 30 SEC. W AND CONTINUING ALONG THE NORTH LINE OF SAID PHASE 5 AND ALONG THE NORTH LINE OF THE PROPERTY SHOWN ON THE FINAL PLAT FOR PHASE 3 OF THE DAVIDSON ROAD INDUSTRIAL PARK PLANNED DEVELOPMENT AMENDED AS RECORDED IN PLAT BOOK 185, PAGE 23, A TOTAL DISTANCE OF 2258.26 FEET TO THE NORTHWEST CORNER OF SAID PHASE 3, SAID POINT ALSO LIES ON A EAST LINE OF THE PROPERTY SHOWN ON THE FINAL PLAT FOR THE MLGW CAPLEVILLE LNG PLANT AS RECORDED IN PLAT BOOK 156, PAGE 51; THENCE N 02 DEG. 10 MIN. 23 SEC. E ALONG A EAST LINE OF THE SAID MLGW PROPERTY A DISTANCE OF 770.92 FEET;

THENCE S 88 DEG. 02 MIN. 25 SEC. E ALONG A SOUTH LINE OF THE SAID MLGW PROPERTY A DISTANCE OF 798.71 FEET TO A FOUND IRON PIN AT A SOUTHEAST CORNER OF THE SAID MLGW PROPERTY; THENCE N 01 DEG. 25 MIN. 51 SEC. E ALONG A EAST LINE OF SAID MLGW PROPERTY A DISTANCE OF 20.00 FEET TO A FOUND IRON PIN, SAID IRON PIN BEING LOCATED AT THE SOUTHWEST CORNER OF THE ELION R. MURPHREE AND WIFE, CAROLYN S. MURPHREE PROPERTY AS RECORDED IN INSTRUMENT W8-8655; THENCE S 88 DEG. 14 MIN. 46 SEC. E ALONG THE SOUTH LINE OF SAID MURPHREE PROPERTY A DISTANCE OF 335.19 FEET TO A FOUND IRON PIN IN THE WEST LINE OF THE FREEBURG PROPERTIES LLC PROPERTY AS RECORDED IN INSTRUMENT FN-5661; THENCE S 01 DEG. 52 MIN. 36 SEC. W ALONG THE WEST LINE OF THE SAID FREEBURG PROPERTY A DISTANCE OF 19.93 FEET TO A POINT AT THE SOUTHWEST CORNER OF SAID FREEBURG PROPERTY; THENCE S 87 DEG. 35 MIN. 31 SEC. E ALONG THE SOUTH LINE OF SAID FREEBURG PROPERTY A DISTANCE OF 186.26 FEET TO A POINT; THENCE S 89 DEG. 42 MIN. 54 SEC. E AND CONTINUING ALONG THE SOUTH LINE OF THE SAID FREEBURG PROPERTY A DISTANCE OF 335.02 FEET TO A POINT; THENCE S 89 DEG. 16 MIN. 09 SEC. E AND CONTINUING ALONG THE SOUTH LINE OF THE SAID FREEBURG PROPERTY A DISTANCE OF 21.96 FEET TO A POINT; THENCE S 89 DEG. 39 MIN. 26 SEC. E AND CONTINUING ALONG THE SOUTH LINE OF THE SAID FREEBURG PROPERTY A DISTANCE OF 546.41 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO MEMPHIS INDUSTRIAL PARK INVESTORS, INC. BY QUIT CLAIM DEED OF RECORD IN INSTRUMENT 11062207, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

ALSO INCLUDING THE PROPERTY CONVEYED IN THAT CERTAIN QUIT CLAIM DEED CORRECTION TO INST #06146787 OF RECORD IN INSTRUMENT 17106424 IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

SAVE AND EXCEPT THE REAL PROPERTY TAKEN BY THE STATE OF TENNESSEE PURSUANT TO THAT CERTAIN CONSENT ORDER OF CONDEMNATION AND APPROPRIATION ENTERED MARCH 15, 2018 AND RECORDED AS INSTRUMENT NUMBER 18035987, REGISTER'S OFFICE FOR SHELBY COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

> BEGINNING AT A POINT OF INTERSECT OF THE PRESENT RIGHT-OF-WAY OF S.R. 4 (US 78/LAMAR AVENUE) AND THE PRESENT RIGHT-OF-WAY OF DAVIDSON ROAD 104.80 FEET LEFT OF THE PROPOSED CENTERLINE OF S.R. 4 (US 78/LAMAR AVENUE) AT STATION 343+83.97; THENCE ALONG THE PRESENT RIGHT-OF-WAY OF DAVIDSON ROAD, AS FOLLOWS: A CURVE TO THE RIGHT WITH A RADIUS OF 170.00 FEET AND AN ARC LENGTH OF 16.23 FEET {CHORD DIRECTION S 34° 29' 24" W, CHORD LENGTH — 16.22 FEET} TO A POINT 119.63 FEET LEFT OF THE PROPOSED CENTERLINE OF S.R. 4 (US 78/LAMAR AVENUE) AT

STATION 343+77.34; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 170.00 FEET AND AN ARC LENGTH OF 32.93 FEET TO A POINT 151.29 FEET LEFT OF THE PROPOSED CENTERLINE OF S.R. 4 (US 78/LAMAR AVENUE) AT STATION 343+68.36; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 567.00 AND AN ARC LENGTH OF 42.19 FEET TO A POINT 192.50 FEET LEFT OF THE PROPOSED CENTERLINE OF S.R. 4 (US 78/LAMAR AVENUE) AT STATION 343+59.27, WHICH WILL BE MARKED BY A CONCRETE RIGHT-OF-WAY MARKER AT THE BEGINNING OF THE PROPOSED RIGHT-OF-WAY (C.A.) AND FENCE; THENCE ALONG THE PROPOSED RIGHT-OF-WAY (C.A.) AND FENCE OF S.R. 4 (US 78/LAMAR AVENUE), AS FOLLOWS: N 22° 32' 10" E. 77.13 FEET TO A POINT 130.00 FEET LEFT OF THE PROPOSED CENTERLINE OF S.R. 4 (US 78/LAMAR AVENUE) AT STATION 344+05.00 WHICH WILL BE MARKED BY A CONCRETE RIGHT-OF-WAY MARKER; THENCE N 24° 54' 12" W, 120.28 FEET TO A POINT 115.37 FEET LEFT OF THE PROPOSED CENTERLINE OF S.R. 4 (US 78/LAMAR AVENUE) AT STATION 345+25.00, WHICH WILL BE MARKED BY A CONCRETE RIGHT-OF-WAY MARKER; THENCE ALONG THE PRESENT RIGHT-OF-WAY OF S.R. 4 (US 78/LAMAR AVENUE), AS FOLLOWS: S 43° 04' 36" E, 12.82 FEET TO A POINT 112.90 FEET LEFT OF THE PROPOSED CENTERLINE OF S.R. 4 (US 78/LAMAR AVENUE) AT STATION 345+12.42; THENCE S 37° 54' 56" E, 63.08 FEET TO A POINT 106.35 FEET LEFT OF THE PROPOSED CENTERLINE OF S.R. 4 (US 78/LAMAR AVENUE) AT STATION 344+49.50; THENCE S 33° 06' 00" E, 65.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 3,312 SQUARE FEET, MORE OR LESS.

PARCEL II

TOGETHER WITH THE PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS, STORM WATER DETENTION AREAS AND DRAINAGE AND USE OF FIRE PUMP FOR THE BENEFIT OF PARCEL I AS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS OF RECORD IN INSTRUMENT JX 6373, IN THE REGISTER'S OFFICE OF SHELBY COUNTY, TENNESSEE.

Shelby County Tennessee

Shelandra Y Ford

Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.

21033136

03/23/2021 - 03:36:24 PM

6 PGS	
KRISTIN 2192938 - 21033136	
VALUE	0.00
MORTGAGE TAX	0.00
TRANSFER TAX	0.00
RECORDING FEE	30.00
DP FEE	2.00
REGISTER'S FEE	0.00
TOTAL AMOUNT	32.00

SHELANDRA Y FORD

REGISTER OF DEEDS SHELBY COUNTY TENNESSEE

1075 Mullins Station, Suite W165 ~ Memphis, Tennessee 38134 (901) 222-8100

Website: www.register.shelby.tn.us Email: register@shelbycountytn.gov