Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Jackson Business Park Associates c/o Southeast Venture Companies 301 South Perimeter Park Drive Nashville, Tennessee 37211	Same as Owner	Part of 175-0 28
This instrument prepared by: Boult, Cummings, Conners & Berry (JEM), 21st Floor, First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, W. Owen Ferrell and wife, Ruth Jackson Ferrell a/k/a Mary Ruth Jackson Ferrell ("Grantors") have bargained and sold, and hereby transfer and convey to Jackson Business Park Associates, a Tennessee joint venture among W. Owen Ferrell, Union Financial Corporation, and Southeast Venture Companies ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in 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 the following:

1. Real estate taxes for the current year, which have been prorated between the parties.

2. Protective covenants of record in Book 4060, Page 449, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plat of Section One, Jackson Business Park Subdivision, as of record in Book 5200, page 537, said Register's Office.

RUSH

IDENTIF. REFERENCE

MAY 20 11 07 AM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

H 49066

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantors covenant with Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantors further covenant to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons.

Executed this 19th day of May, 1983.

W. Owen Ferrell

Ruth Jackson Ferrell by W. Owen Ferrell, Atty.-in-fact

Ruth Jackson Ferrell a/k/a Mary Ruth Jackson Ferrell
By: W. Owen Ferrell, Attorney-in-Fact pursuant to that Power of Attorney of record in Book 6059, Page 552, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, John E Murdock III, a Notary Public in and for said County and State, the within named W. Owen Ferrell, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of May, 1983.

J E Murdock III

Notary Public

My Commission Expires: 10/20/85

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 19th day of May, 1983, before me, John E Murdock III, a Notary Public in and for said County and State, personally appeared W. Owen Ferrell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Ruth Jackson Ferrell a/k/a Mary Ruth Jackson Ferrell, and acknowledged that he executed the same as the free act and deed of the said Ruth Jackson Ferrell a/k/a Mary Ruth Jackson Ferrell.

WITNESS my hand and seal at Nashville, Tennessee, this 19th day of May, 1983.

Notary Public

My Commission Expires 10/2/85

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for
[this transfer is $108,000.00.

Affiant

[Subscribed and sworn to before me this 19th day of
[May, 1983.

Notary Public
My Commission Expires 10/2/85

jemferelwd

OFFICIAL RECEIPT

EXHIBIT "A"

BOOK 6060 PAGE 474

Being a tract of land lying in the 2nd Civil District of Nashville, Davidson County, Tennessee and being Lot Number 1 as shown on Section One, Jackson Business Park Subdivision, as of record in Book 5208, page 517, Register's Office for Davidson County, Tennessee, and being more fully described as follows:

1. Beginning at a highway R.O.W. monument in the westerly R.O.W. of Old Hickory Boulevard as it presently exists, said monument being the south-east corner of the herein described tract and northeast corner of the Baker Street Properties, as of record in Book 4870, page 68, Register's Office for Davidson County, Tennessee, thence;

2. Leaving the existing R.O.W. of Old Hickory Boulevard and on the common line between the herein described tract and said Baker Street Properties, N 82° 25' 00" W, 25.04 feet to an iron pin being the true point of beginning, thence;

3. Continuing with the common line between the herein described tract and the Baker Street Properties N 82° 25' 00" W, 544.38 feet to an iron pin, thence;

4. Leaving said common line and with a new line N 08° 01' 00" E, 471.76 feet to an iron pin in the southerly R.O.W. of proposed Owen Drive as shown on the said Jackson Business Park Subdivision, Section One, thence;

5. With the southerly R.O.W. of proposed Owen Drive S 81° 59' 00" E, 532.50 feet to a concrete monument, thence;

6. With a return curve to the right, said curve having a radius of 35.00 feet, a length of 56.851 feet to a concrete monument in the new R.O.W. of Old Hickory Boulevard as shown on the aforesaid Jackson Business Park, Section One, thence;

7. With the new R.O.W. of Old Hickory Boulevard, S 11° 05' 00" W, 431.39 feet to the true point of beginning and containing 5.998 acres.

Being a portion of the property conveyed to Ruth Jackson Ferrell and husband, W. Owen Ferrell, evidenced in Book 5951, page 213, Register's Office for Davidson County, Tennessee, and also being a portion of the property conveyed to Ruth Jackson Ferrell evidenced in Book 5647, page 781, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6060 PAGE 475

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			108000.00- CO	
			280.80 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	293.30-
9036	A	05/20/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 9 0 9 0 6 6

IDENTIF. REFERENCE

MAY 20 11 07 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 950477