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BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $545,000.00. **Affiant** Subscribed and sworn to before me this 16th day of April, 1998. Notary Public My Commission Expires: 3/23/2002

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
PerryLynn Investment Co., LLC 1925 Preble Avenue Pittsburgh, PA 15233	SAME	042-08-0-086.00 11D 93609

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS R. SCALES,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PERRYLYNN INVESTMENT CO., LLC, a Tennessee limited liability company,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 2 and 3 on the Plan of Robert B. Huffine et ux Property, of record in Book 6200, page 245, Register's Office for Davidson County, Tennessee, described according to a survey by Volunteer Surveying, 3429 Township Road, Antioch, TN 37013, dated February 26, 1998, Job No. 98024, Phlip E. Holmes, Jr., Tennessee No. 1728, as follows:

Beginning at the northeast corner of Lot No. 3 on the Plan of Robert B. Huffine et ux Property, of record in Book 6200, page 245, R.O.D.C.; thence South 5 deg. 00 min. 55 sec. West 361.90 feet to an iron pin; thence North 77 deg. 22 min. 13 sec. West 191.69 feet to an iron pin; thence North 5 deg. 00 min. 55 sec. East 336.50 feet to an iron pin; thence South 84 deg. 59 min. 05 sec. East 190.00 feet to the point of beginning, containing 66,348.0 square feet or 1.523 acres.

Being the same property conveyed to Thomas R. Scales by deed from Robert B. Huffine and wife, Anna A. Huffine, of record in Book 7031, page 672, Register's Office for Davidson County, Tennessee.

Subject property is not the usual place of residence of the Grantor or his spouse.

This conveyance is made subject to:

1. 1998 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Right-of-way Agreement from Joe E. Womack, Nancy Womack and Ruby E. Womack Proctor, and Tennessee Natural Gas Lines, Inc., of record in Book 1939, page 555, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 6200, page 245, Register's Office for said County.

This is improved property known as 217 Nesbitt Lane, Madison, TN 37115.

This is not the Grantor's principal place of residence.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and I covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16 day of April, 1998.

Thomas R Scales

Thomas R. Scales

98 APR 20 AM 10:30

04 26595

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS R. SCALES,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 16th day of April, 1998.

Notary Public

My Commission Expires: 11/27/99

5227 04/20 0101 03CHECK 2025.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

CAMT
545000.00
CON TX 2016.50
PRFEE 1.00
WDEED 8.00
TOTAL 2025.50
CHECK 2025.50
04/20/98 01 10:30 0001 5227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0426595
IDENTIFICATION REFERENCE

98 APR 20 AM 10:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1281372