Address New Owner:	Map-Parcel Numbers:	Send Tax Bills to:
L.G.P., LLC 207 Nesbitt Lane Nashville, TN 37115	34-15-45	SAME

This Instrument Was Prepared By: Jane Sharpe Olson, Attorney, OLSON & OLSON, PLC, 114 Franklin Street, Clarksville, Tennessee 37040

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TARPLEY & TARPLEY, L.L.C.,** a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **L.G.P., LLC,** a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 17 as shown on the Final Plat of Northgate Business Park, of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Tarpley & Tarpley, L.L.C. by Special Warranty Deed from Northgate Business Park Associates, L.P., of record in Book 10293, Page 409, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Lot 17, Northgate Business Park, Goodlettsville, Davidson County, Tennessee.

The Property is conveyed expressly subject to: (1) 1998 Metropolitan Nashville and Davidson County property taxes, which have been prorated; (2) utility and drainage easements, building setback lines, and all other matters shown on the recorded plat of record in Book 6900, Page 889, Register's Office for Davidson County, Tennessee; (3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7687, page 513, said Register's Office, and (4) Existing building restrictions and zoning ordinances and other matters of public law or regulation.

TO HAVE AND TO HOLD the said tract of land, with its appurtenances, estate, title and interest thereto, belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1 day of April, 1998.

TARPLEY & TARPLEY, LLC

BY: Harry A. Tarpley Sr.
Harry A. Tarpley, Sr.
Chief Manager and Member

98 APR 23 AM 10:28
FELIX A. [illegible] III REGISTER
DAVIDSON COUNTY, TN.
0428570
IDENTIF. ↑ REFERENCE

BY: Harry G. Tarpley, Jr.
Harry A. Tarpley, Jr.
Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

BOOK 10897 PG 7

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Harry A. Tarpley, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager and Member of Tarpley & Tarpley, L.L.C., the within named bargainor, a limited liability company, and that such Chief Manager and Member, as such Chief Manger and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager and Member.

Witness my hand and seal, at office, this 1st day of April, 1998.

Harry G. Tarpley Jr.
Notary Public
My commission expires: 7-28-2001

STATE OF TENNESSEE)
COUNTY OF Montgomery)

Before me, the undersigned Notary Public of the state and county mentioned, personally appeared Harry A. Tarpley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Chief Manager and Member of Tarpley & Tarpley, L.L.C., the within named bargainor, a limited liability company, and that such Chief Manager and Member, as such Chief Manger and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager and Member.

Witness my hand and seal, at office, this 15th day of April, 1998.

Wanda D. Neal
Notary Public
My commission expires: 10-12-99

STATE OF TENNESSEE)

7352 04/23 0101 03CHECK 268.00

COUNTY OF DAVIDSON)

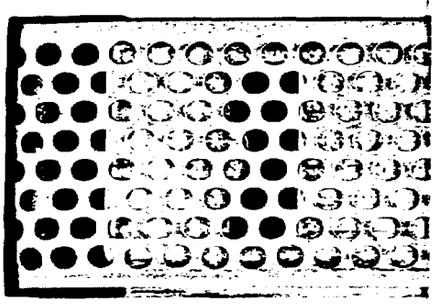
I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $70,000.00 which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Mai Grace Whittaker
AFFIANT

SWORN TO AND SUBSCRIBED before me, a Notary Public, on this the 2nd day of April, 1998.

Denise C. Mills
NOTARY PUBLIC

My Commission Expires: 5-25-2000



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

RECEIVED OF _____

FOR _____

BOOK 10897 PG 8

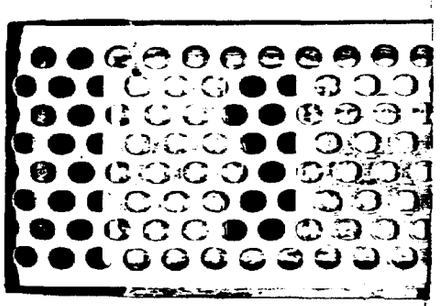
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

04/23/98 01 10:28 0001 7352

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0428570
IDENTIF. ↑ REFERENCE

98 APR 23 AM 10:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1283476