Box 588

BOOK 11115 PAGE 363

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Caribbean Associates, LLC 1105 Myatt Blvd. Madison, TN 37115	Same	34-15-40
This instrument prepared by: David B. Gray Hix Gray & Nave, PLLC 315 Deaderick Street, Suite 1620 First American Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, James Panchisin and wife, Linda Panchisin (collectively the "Grantor") have bargained and sold, and hereby transfer and convey to Caribbean Associates, LLC ("Grantee") and its 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").

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

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 and assumed by Grantee.

2. Subject to all matters as shown on the Plan of record in Book 7900, page 421, Register's Office for Davidson County, Tennessee.

3. Declaration of Protective Covenants, Conditions and Restrictions of record in Book 7687, page 513, Register's Office for Davidson County, Tennessee.

4. Sewer easement of record in Book 6728, page 125, Register's Office for Davidson County, Tennessee.

5. Sanitary sewer easement of record in Book 8664, page 74, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and its successors and assigns, against the lawful claims of all persons.

This is improved property, known as 1247 Northgate Business Parkway, Madison, Tennessee 37115.

EXECUTED this 15th day of September, 1998.

JAMES PANCHISIN

LINDA PANCHISIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, James Panchisin, 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 seal, this 15th day of September, 1998.

DAVID GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/25/2000

My Commission Expires MAR 25 2000

0488647
NO CROSS REFERENCE
98 SEP 16 PM 3:56
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Linda Panchisin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 15th day of September, 1998.

Notary Public

My Commission Expires: 3/25/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAR. 25, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $510,519.92.

AFFIANT

Subscribed and sworn to before me this 15th day of September, 1998.

NOTARY PUBLIC

My Commission Expires: 3/25/2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

My Commission Expires MAR. 25, 2000

caribbean.wd

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 12-A on the Plan of Resubdivision of Lot No. 12 Northgate Business Park of record in Book 7900, page 421, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to James Panchisin and wife Linda Panchisin, by deed of record in Book 9890, page 63, Register's Office for Davidson County, Tennessee.

1643 09/16 0101 03CHECK 1907-92

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11115 PAGE 367

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 510519.92
				CON TX 1888.92
				PRFEE 1.00
				WDEED 16.00
				CFEE 2.00
				TOTAL 1907.92
				CHECK 1907.92
09/16/98	01			15:56 0001 1643

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0488647

A REFERENCE

98 SEP 16 PM 3:57

REGISTER
DAVIDSON COUNTY, TN.

No. 1347022