WARRANTY DEED

B044

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 345,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 99

_____
Notary Public

MY COMMISSION EXPIRES: 11/27/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scioscia Industries, LLC (NAME)	SAME (NAME)	MAP 141
7740 River Bend Way (ADDRESS)	(ADDRESS)	PARCEL 102
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lenee McPherson Greer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Scioscia Industries, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

Land in Davidson County, Tennessee, being a tract of land shown on property map 141, Assessor's office, bounded in general by River Bend Subdivision on the south, a 27 acre Patricia N. McPherson tract on the west, a 6.06 acre Patricia N. McPherson tract on the north and W. J. Newsom on the east, and lying off the northeast terminus of River Bend Way, more particularly described as follows:

Commencing at an existing concrete monument in W. J. Newsom's south line (Ref. Will Book 58, page 317, County Clerk's Office, Davidson County), said monument being located at the northwest terminus of River Bend Road, said monument being the northeast corner of Lot 40 of River Bend Subdivision (Ref. Plat Book 6900, pages 504 and 505, RODC); thence leaving the road and with the common line between Newsom and Lot 40 of said subdivision, north 86 deg. 14' 08" west 200.04 feet to an iron pin set, said pin being the true point of beginning for the hereindescribed tract;

Thence leaving this true point of beginning and continuing with the north line of Lot 40, a detention area, and Lots 50 through 56 of the River Bend Subdivision, for the following 6 calls: north 86 deg. 14' 08" west 30.17 feet to an existing iron pin; north 86 deg. 04' 20" west 306.93 feet to an existing

CONTINUED

unimproved ( )
This is improved (X) property, known as 7740 River Bend Way, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of May, 19 99

Lenee McPherson Greer
Lenee McPherson Greer

LEGAL DESCRIPTION CONTINUATION

concrete monument; north 86 deg. 19' 39" west 13.11 feet to an existing iron pin; north 85 deg. 12' 19" west 92.97 feet to an existing iron pin; north 85 deg. 11' 16" west 92.83 feet to an existing iron pin; and north 85 deg. 06' 17" west 175.63 feet to an iron pin set in the north line of Lot 56; thence leaving the subdivision and with a new line, eventually running generally with a fence, north 04 deg. 53' 21" east 316.06 feet to an iron pin set; thence leaving the fence, north 88 deg. 34' 29" east 581.21 feet to an iron pin set on the east side of a drain in Newsom's west line; thence with Newsom's west line running on the east side of the drain, south 01 deg. 22' 29" east 172.15 feet to an existing iron stake, and south 24 deg. 42' 59" east 233.01 feet to the true point of beginning, and being part of Deed Book 8607, page 604, said Register's Office, according to a survey dated 3/26/92 and revised 3/22/94 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Rd., Franklin, Tennessee 37064.

INCLUDED with the above described tract is a 50-foot ingress/egreess and utility easement which runs from the terminus of River Bend Way, along the south line of the adjoining 27 acre Patricia N. McPherson property to the southwest corner of this 5 acre tract, which is more particularly described as follows:

BEGINNING at an existing concrete monument in the south line of a 27 acre Patricia N. McPherson tract, said monument being located at the northwest terminus of River Bend Way, and said monument being the northeast corner of Lot 1 of the River Bend Subdivision; thence leaving Lot 1 and the road, north 45 deg. 04' 00" east 66.69 feet to a point; thence south 85 deg. 06' 17" east 562.01 feet to a point in the west line of the above described 5 acre tract; thence with the west line of said 5 acre tract, south 04 deg. 53' 21" west 50 feet to an iron pin in the north line of Lot 56 of the River Bend Subdivision, said pin being the southwest corner of this 5 acre tract;

THENCE with the north line of lots 56 through 62 of said subdivision for the following 4 calls: north 85 deg. 06' 17" west 288.88 feet to an iron pin; north 85 deg. 08' 24" west 36.64 feet to an iron pin; north 85 deg. 16' 56" west 56.52 feet to an iron pin; and north 85 deg. 16' 41" west 157.74 feet to an iron pin at the northeast terminus of River Bend Way; thence crossing the end of River Bend Way, north 85 deg. 2' 18" west 65.27 feet to the point of beginning.

The above tract is subject to a 50-foot ingress/egress and utility easement which runs along its entire west line, and serves the 6.06 acre Patricia N. Mcherson tract lying to the north.

The above described tract is subject to a Nashville Electric Service easement of unknown width, running aalong the northwest side of the property.

And the above described tract is subject to all other easements, restrictions and covenants of record, and to the findings of a title report.

Being the same property conveyed to Lenee McPherson Greer by Quitclaim Deed from Patricia N. McPherson, of record in Book 9307, page 387, said Register's Office.

LEGAL DESCRIPTION CONTINUATION

The above description is the same as in the previous Quitclaim Deed of record in Book 9307, page 387, said Register's Office.

TRACT 2:

Being a tract of land shown on Property Map 141, Assessor's Office, bounded in general by Lots 56 through 59 of the River Bend Subdivision on the South, and by the Patricia McPherson remainder on the West, North and East, and lying off the northeast end of River Bend Way, more particularly described as follows:

Commencing at an existing concrete monument on the northeast terminius of River Bend Way, said monument being the northwest corner of Lot 62 of the River Bend Subdivision (Ref. Plat Book 6900, page 504, RODC); thence, leaving the road and with the north line of Lots 62 and 61 of said subdivision, S 85 deg 16 min 41 sec. E 157.74 feet, to an existing iron pin, thence with the north line of Lot 60 of said subdivision S 85 deg. 16 min. 56 sec. E56.52 feet to an existing iron pin in concrete; thence S 85 deg. 08 min. 24 sec. E 36.64 feet to an existing iron pin, said pin being the common corner between Lots 60 and 59 of said subdivision, and said pin being the true point of beginning for the herein described tract; thence leaving this true point of beginning and Lots 60 and 59 with 2 new lines, N 03 deg. 41 min. 02 sec. E, passing across two 50 feet ingress-egress and utility easements, in all 283.47 feet to an iron pin set; thence N 88 deg. 34 min. 29 sec. E passing the centerline of one of the aforementioned 50 foot easements at 278.891, in all 296.64 feet, feet to an existing iron pin, said pin being the common corner between tracts 2 and 3 of an unrecorded Patricia McPherson division dated March 22, 1994; thence with the west line of the 5 acre McPherson tract (Tract 3), S 04 deg. 53 min. 21 sec. W 316.06 feet to an existing iron pin in the north line of Lot 56 of the River Bend Subdivision, said pin being located N 85 deg. 06 min. 17 sec. W 175.63 feet from the reference iron pin (the corner of Lots 54 & 55); thence leaving Tract 3 and with the north line of Lots 56, 57, 58 and 59 of said subdivision, N 85 deg. 06 min. 17 sec. W 288.88 feet to the true point of beginning, and being part of Deed Book 8607, page 604, said Register's Office, according to a survey dated May 18, 1997 by Randolph L. Chapdelaine, R.L.S #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

The above-described tract is subject to an electric easement serving Nashville Electric Service, which easement crosses the middle of the property from west to east.

The above described tract is subject to a 50 feet ingress-egress and utility easement which originated on March 22, 1994, and serves two tracts which were cut out on that date: Tract 2 (6 acres) and Tract 3 (5 acres); which easement runs from west to east across the most southerly 50 feet of the property.

And the above described tract is subject to a 50 feet ingress-egress and utility easement which originates on May 18, 1997 with the cutting out of this 2 acres, which serves Tract 2 (6 acres), which overlaps some of the earlier 50 feet easement mentioned above, and which runs from the southwest to the northeast sides of the property, which easement is more particularly described as folllows:

0596725
...REFERENCE
...
97 JUN -7 PM 3:36
...REGISTER
...COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

Commencing at an existing concrete monument on the northeast terminus of River Bend Way, said monument being the northwest corner of Lot 62 of the River Bend Subdivision (Ref. Plat Book 6900, page 504, RODC); thence leaving the road and with the north line of Lots 62 and 61 of said subdivision, S 85 deg. 16 min. 41 sec. E 157.74 feet to an existing iron pin; thence with the north line Lot 60 of said subdivision, S 85 deg. 16 min. 56 sec. E 56.52 feet, to an existing iron pin in concrete; thence 85 deg. 08 min. 24 sec. E 36.64 feet to an existing iron pin, said pin being the common corner between Lots 60 and 59 of said subdivision, thence leaving Lots 60 and 59, N 03 deg. 41 min. 02 sec. E 33.00 feet to a point in the west line of the above described 2 acre tract, said point being the true point of beginning for the herein described 50 feet easement; thence leaving this true point of beginning and with the centerline of said easement for the following 7 calls; S 89 deg. 15 min. 23 sec. E 88.34 feet to a point; N 82 deg. 03 min. 37 sec. E 74.43 feet to a point; N 69 deg. 25 min. 56 sec. E 52.11 feet to a point; N 45 deg. 56 min. 21 deg. east 59.91 feet to a point; N 20 deg. 08 min. 11 sec. E 44.38 feet to a point;, N 11 deg. 15 min. 49 sec. E 51.84 feet to a point; and N 09 deg. 15 min. 00 sec. E 96.53 feet to a point in the north line of the above described 2 acre tract, said point being located S 88 deg. 34 min. 29 sec. W 17.83 feet from the existing iron pin, which pin is the common corner between the above described 2 acre tract and Patricia McPherson Tracts of 6 and 5 acres.

The above description is the same as in the previous Quitclaim Deed of record in Book 9307, page 387, said Register's Office.

Being the same property conveyed to Lenee M. Greer by deed from Patricia McPherson of record in Book 10483, pag 317, said Register's Office.

This conveyance is subject to (a) 1999 real property taxes which have been prorated and assumed by the grantee(s); and (b) all easements, restrictions, building setback lines and agreements of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lenee McPherson Greer

the bargainor _____, 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 official seal at Nashville, Tennessee, this 28th day of May 19 99.

Commission expires 11-22-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

6377 06/07 0101 03CHECK 1299.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11515 PG. 926

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0596725

IDENTIFICATION REFERENCE

99 JUN -7 PM 3:36

REGISTER
DAVIDSON COUNTY, TN.

CAMT 345000.00
CON TX 1276.50
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 1299.50
CHECK 1299.50

06/07/99 01 15:40 0001 6377

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1470865