This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 11523 PG. 12

ADDRESS NEW OWNER:
PR TRADING
9046 Fallswood Lane
BRENTWOOD TN 37027

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 79
PARCEL 29
8DA-10620

0598500
IDENTIF. # REFERENCE

99 JUN 10 PM 3:10
DAVIDSON COUNTY, TN.
REGISTER

WARRANTY DEED

8261 06/10 0101 03CHECK 621.50

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Arthur D. Baerlin and wife, Rita K. Montesi hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PR TRADING, a partnership composed of Tom D. Robinson and Joseph F. Primm, 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:

PROPERTY lying in formerly the 8th Civil District of Nashville, Davidson County, Tennessee; bounded on the West side by an improved and reworked Centennial Boulevard; on the North by property belonging to Ford Motor Company of Dearborn, Michigan, of record in Book 2449, Page 176; on the East by an unnamed paved road and property belonging to the State of Tennessee of record in Book 448, Page 250; on the South by Annex Avenue and the State of Tennessee of record in Book 448, Page 250 and more specifically described as follows:

BEGINNING on a railroad spike at the east margin of Centennial Boulevard and north margin of Annex Avenue and being the southwest corner of this property:
Thence, with the east margin of Centennial Boulevard around a curve to the right with a radius of 1,050.00 feet a distance of 127.50 feet to an iron pin;
Thence, continuing with the margin of Centennial Boulevard N13°13'42"W, 307.32 feet to an iron pin, the northwest corner of this tract and the southwest corner of the Ford Motor Company;
Thence, with the Ford Motor Company's south line N50°01'10"E, 165.00 feet to an iron pin on the west margin of an unnamed paved road, the northeast corner of this tract:
Thence, with the margin of said road around a curve to the left, having a right-of-way radius of 780.93 feet for a total distance of 439.07 feet to an iron pin on the West margin of said road and the north margin of Annex Avenue and being the southeast corner of this tract:
Thence, with the north margin of Annex Avenue S47°22'14"W, 589.00 feet to a railroad spike, the point of beginning and containing 3.10 acres, more or less, according to a survey by Gaylon W. Northcutt, Tennessee RLS #1529.

INCLUDED in this property is a permanent easement held by Davidson County, Tennessee (Nashville Metropolitan Public Works Department) of irregular description adjacent to and parallel with Centennial Boulevard the entire length of the property and the western approximate 105 feet of Annex Avenue adjacent to and parallel with the north margin of Annex Avenue and of record in Book 8463, Page 418, said Register's Office.

Being the same property conveyed to Arthur D. Baerlin and wife, Rita K. Montesi, by deed from FLAV-O-RICH, INC. of record in Book 6046, Page 700, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Easement to Metropolitan Government for Nashville/Davidson County, Tennessee of record in Book 8463, Page 418, said Register's Office.

Taxes for 1999 have been pro-rated and assumed by Grantee(s).

Phil Dildine executed this instrument on behalf of Arthur D. Baerlin and Rita K. Montesi pursuant to a Power of Attorney which is being placed of record currently herewith.

This is improved property known as 6700 Centennial Boulevard, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said PR TRADING, a partnership, their heirs and assigns, forever; and we, Arthur D. Baerlin and wife, Rita K. Montesi 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of June, 1999.

ARTHUR D. BAERLIN BY [signature], ATTY-IN-FACT

Arthur D. Baerlin by Phil Dildine
Attorney-in-Fact

RITA K. MONTESI BY [signature], ATTY-IN-FACT

Rita K. Montesi by Phil Dildine
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Phil Dildine, 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, and who further acknowledged that he is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 4th day of June, 1999.

[signature]
Notary Public

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 165,000.00.

[signature]
AFFIANT

Subscribed and sworn to before me this 4th day of June, 1999.

[signature]
NOTARY PUBLIC
My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11523 PG. 14

0598500

IDENTIFICATION REFERENCE

99 JUN 10 PM 3:10

BILL GARRETT-REGISTER
DAVIDSON COUNTY, TN.

CAMT
165000.00
CON TX 610.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 621.50
CHECK 621.50

06/10/99 01 15:14 0001 B261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1472718