BOX 49

THIS INSTRUMENT PREPARED BY
JANICE N. SMITH, ESQ.
LONG, ALDRIDGE, & NORMAN
SUNTRUST PLAZA
303 PEACHTREE STREET
SUITE 5300
ATLANTA, GEORGIA 30308

BOOK 11625 PAGE 768

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000

ADDRESS OF NEW OWNER AS FOLLOWS: D. B. H.

J. D. EATHERLY, DONNIE R. EATHERLY, SANDRA G. CANTRELL, SUE ANN JENNINGS, and SERINA WILKERSON
1700 HAYES STREET, SUITE 104,
NASHVILLE, TENNESSEE 37203

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th DAY OF August 1999

Pamela B Hampton
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/12/99

****

SEND TAX BILLS TO:

J. D. EATHERLY, DONNIE R. EATHERLY, SANDRA G. CANTRELL, SUE ANN JENNINGS, and SERINA WILKERSON
1700 HAYES STREET, SUITE 104,
NASHVILLE, TENNESSEE 37203

MAP PARCEL NUMBERS: 19-14/1

****

99 AUG 19 PM 2:36

REGISTER
DAVIDSON COUNTY, TN.

0626346
IDENTIFICATION & REFERENCE

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, I, W. B. WIGGINS, JR., A GEORGIA RESIDENT, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. D. EATHERLY, DONNIE R. EATHERLY, SANDRA G. CANTRELL, SUE ANN JENNINGS, and SERINA WILKERSON, EACH AS TENANTS IN COMMON WITH OWNERSHIP

INTERESTS OF 67-1/2%, 10%, 10%, 10%, and 2-1/2%, RESPECTIVELY, ALL TENNESSEE RESIDENTS, HEREAFTER CALLED GRANTEES, RESPECTIVELY THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

THIS CONVEYANCE IS MADE SUBJECT TO THOSE CERTAIN MATTERS DESCRIBED ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

THIS IS IMPROVED PROPERTY, THIS IS NOT THE HOMESTEAD OF GRANTOR.

TO HAVE AND 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 I DO COVENANT WITH SAID GRANTEES THAT I AM LAWFULLY SEIZED AND POSSESSED OF SAID LAND IN FEE SIMPLE, HAVE A GOOD RIGHT TO COVEY IT, AND THE SAME IS UNENCUMBERED, EXCEPT AS HEREIN SET OUT; AND I DO FURTHER COVENANT AND BIND MYSELF, MY HEIRS AND REPRESENTATIVES, TO WARRANT AND FOREVER DEFEND THE TITLE TO THE SAID LAND TO SAID GRANTEES, THEIR HEIRS AND ASSIGNS, AGAINST THE LAWFUL CLAIMS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER GRANTOR, EXCEPT AS HEREINABOVE SET FORTH. 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 AS OF THE 17th DAY OF August, 1999.

W. B. WIGGINS, JR.

SHARON D. WIGGINS, wife of W. B. Wiggins, Jr., hereby joins in this conveyance solely for the purpose of releasing any interest she may have in the subject property.

Sharon D. Wiggins

BOOK 11625 PAGE 770

STATE OF GEORGIA

COUNTY OF FULTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared W. B. WIGGINS, JR. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Atlanta GA on this the 17th day of August, 1999.

My commission expires:

Notary Public, DeKalb County, Georgia
My Commission Expires May 22, 2001

Nancy L. Studley
Notary Public

STATE OF GEORGIA

COUNTY OF FULTON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SHARON D. WIGGINS with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Atlanta GA on this the 17th day of August, 1999.

My commission expires:

Notary Public, DeKalb County, Georgia
My Commission Expires May 22, 2001

Nancy L. Studley
Notary Public

Schedule of Exhibits

Exhibit "A": Legal Description
Exhibit "B": List of Title Exceptions

EXHIBIT "A"

Legal Description

BOOK 11626 PAGE 771

ALL THAT TRACT OR PARCEL OF LAND lying and being in Davidson County, Tennessee, being Lot 5 on the Final Plat of Northgate Industrial Park, Resubdivision of Lots 4 and 5, Section 4, as shown on plat of record in Plat Book 7900, page 451, in the Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to W. B. Wiggins, Jr. by Deed of Record in Book 5657, page 329, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances BOOK 11626 PAGE 772

1. Taxes for the year 1999 and subsequent years, not yet due and payable.

2. All matters shown on Survey #77-263, dated 7/15/99, last revised 8/18/99, prepared by Ragan Smith Associates indicating the following:

   (a) 100 Year flood elevation (Note 6). Pursuant to survey last revised 8/18/99, building is not located within 100 year flood zone.
   (b) Sanitation Sewer abandoned by Plat Book 7900, page 451 may still be in use. See also Sanitation Sewer Line (Private) along the northerly boundary adjacent to East Cedar Street.
   (c) Utilities adjacent to East Cedar Street and crossing the southeast corner.
   (d) Drainage system surrounding the building.
   (e) Underground utilities are not physically located (Note 5).
   (f) 10' Rear building setback has been violated.

   All as shown on said survey.

3. Terms and conditions of Reciprocal Easement Agreement recorded in Book 5661, page 635, aforesaid records, as amended in Book 8791, page 65, aforesaid records.

4. Terms and conditions of Communications Systems Right-of-Way and Easement Agreement recorded in Book 6737, page 61, aforesaid records.

5. Terms and provisions of Lease recorded in Book 5661, page 650, aforesaid records, as such lease has been amended from time to time.

6. Easement(s) as set forth in instrument recorded in Book 5667, page 329, aforesaid records.

7. Easement(s) as set forth in instrument recorded in Book 5767, page 805, aforesaid records.

8. Rights of tenants in possession, as tenants only.

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9. All matters shown on Plat recorded in Book 7900, page 451, Davidson County, Tennessee records.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11626 PAGE 773

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

0626346

IDENTIF. A REFERENCE

99 AUG 19 PM 2:36

REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	800000.00
CON TX	2960.00
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	2983.00
CHECK	2983.00

08/19/99 01 14:36 0001 8261

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504292