Bk 3?
S. Davis

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Scott and Ann Michele Tobitt Tobitt Custom Cabinetry 545 Myatt Drive Madison, Tennessee 37115	NEW OWNER	34-11-33
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (JRH) P.O. Box 198062, Nashville, Tennessee 37219		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **NORTHGATE BUSINESS PARK ASSOCIATES**, an Indiana limited partnership d/b/a Northgate Business Park Associates, L.P. ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **SCOTT TOBITT and wife, ANN MICHELE TOBITT** ("**Grantee**"), Grantee's heirs 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, Grantee's heirs 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,822.79

Affiant

Subscribed and sworn to before me this 20th day of ~~September~~ August, 1999.

Notary Public
My Commission Expires:

0584379.01
043560-000 08/18/1999

351.34 08/20/99 03:31 03CHECK

2. Matters shown on the Plan of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions of record in Book 7687, page 513, said Register's Office.

4. Sewer Line Easement of record in Book 4398, page 164, said Register's Office.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's heirs and assigns against the lawful claims of all persons claiming by through or under Grantor.

[SIGNATURE PAGE TO FOLLOW]

Executed as of the 17th day of August, 1999.

NORTHGATE BUSINESS PARK ASSOCIATES,
an Indiana limited partnership d/b/a
NORTHGATE BUSINESS PARK ASSOCIATES, L.P.

By: _____
Thomas C. Gibson, Authorized Agent

This is unimproved property, known as Lot 4 Northgate Business Park, Nashville, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kathy Dean the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Thomas C. Gibson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Authorized Agent of Northgate Business Park Associates, an Indiana Limited Partnership d/b/a Northgate Business Park Associates, L.P., the within named bargainor, a limited partnership, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Authorized Agent.

Witness my hand and seal, at office in Nashville, Tennessee, this the 17th day of August, 1999.

_____
NOTARY PUBLIC

My Commission Expires: Sept. 28, 2002

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 4 as shown on the Final Plat of Northgate Business Park of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Northgate Business Park Associates, an Indiana Limited Partnership, by deed from Space Park Properties, Ltd. of record in Book 7491, page 509, said Register's Office.

06267762
REFERENCE
99 AUG 20 PM 1:44
REGISTER
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 11628 PAGE 326

06266762

IDENTIF. & REFERENCE

99 AUG 20 PM 1:44

REGISTER
DAVIDSON CO., TN.

MAMT 89822.79
ERR CO
MAMT 89822.79-
CAMT 89822.79
CON TX 332.34
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 351.34
CHECK 351.34

08/20/99 01 13:44 0001 8706

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1504729