Box 58B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF February 2000

Notary Public

MY COMMISSION EXPIRES: 3/25/2000
(AFFIX SEAL)

Instr:200003010020180 Page: 1 OF 3
REC'D FOR REC 03/01/2000 2:56:09PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $943.50

THIS INSTRUMENT WAS PREPARED BY

Hix Gray & Dennen, PLLC, 315 Deaderick Street, Ste. 1620, Nashville, Tennessee 37238

My Commission Expires MAR 25, 2000

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin H. Early and Dennis D. Stark (NAME)	Same (NAME)	MAP 86
3520 Central Pike (ADDRESS)	(ADDRESS)	PARCEL 345
Hermitage, TN 37076 (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, Riverview Business Center, LLC, a TN limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin H. Early and Dennis D. Stark, each as one-half tenants in common

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:

Being Lot No. 2 on the Plan of Riverview Business Center, of record as Instrument No. 200002090013448, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Also conveyed with Lot 2 is a Joint Access and Utility Easement across Lot 1 for the benefit of Lots 1 and 2 of Riverview Commerical Subdivision as shown on said Plan, to which reference is hereby made for a more particular description of said Easement.

Being part of the same property conveyed to Riverview Business Center, L.L.C., by Quitclaim Deed dated December 17, 1997 from Michael A. Brown, Albert A. Brown, Jack D. Odum and Paul R. Odum, of record in Book 10727, page 572, Register's Office for Davidson County, Tennessee and re-recorded to correct the property address and the Deed reference in Book 10814, page 896, said Register's Office.

THIS CONVEYANCE SUBJECT TO:

Subject to all matters as shown on the Plan of Riverview Commerical Subdivision of record as Instrument No. 200002090013448, Register's Office for Davidson County, Tennessee, which shows an Owner's Certificate.

Perpetual flowage easement granted United States of America as set forth in Judgement on Delaration of Taking No. 1, United States District Court, Middle Tennessee District, a copy of which is of record in Book 2281, page 177, Register's Office for Davidson County, Tennessee, being Tracts Nos.

CONTINUED

unimproved (X)
This is improved ( ) property, known as 3520 Central Pike, Hermitage, TN 37076
(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 29th day of February 2000

Riverview Business Center, LLC, a TN limited liability company
By: Chief Manager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____, _____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Jack Odum and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the chief manager and _____ respectively of the Riverview Business Center, LLC the within named bargainor, ~~and corporation~~, and that he as such chief manager and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the ~~corporation~~ limited liability company, by the said _____ as such chief manager, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of February, 2000 .

My commission expires 3/25/2000

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

S-01931-1-E, S-1931-2-3, S-1941-1-3 and S-1942-2-E of the Cheatham Lock and Dam project.

An easement for a railroad right-of way, vested in the United States of America by Judgement of the United States District Court, Middle Tennessee District, a copy of which is of record in Book 565, page 197, Register's Office for Davidson County, Tennessee.

Clearance Permit granted to Southern Bell Telephone and Telegraph Company dated July 9, 1941, of record in Book 1174, page 366, Register's Office for Davidson County, Tennessee.

Right of way granted in 1974 as identified in the record of the Tax Assessor for the Metropolitan Government of Nashville and Davidson County. The conveyance of said right of way is not of record.

Rights of upper and lower riparian owners in and to the waters of Stones River located on subject property and the natural flow thereof, free from diminution or pollution.

Navigation servitudes and all other statutory and regulatory rights and powers of the United States, the State of Tennessee, the County of Davidson, to the Stones River and its shore lands extending to the ordinary high-water line riparian owners.

Title to that portion of the premises embraced within the high and/or low water mark of Stones River.