STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Stephen P. Scioscia
Affiant

Subscribed and sworn to before me, this 15th day of May, 2000.

Notary Public

My Commission Expires: 3/26/2002

THIS INSTRUMENT PREPARED BY:
Kathryn H. Pennington
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

Box 44

Instr:200005160049360 Page: 1 OF 6
REC'D FOR REC 05/16/2000 1:39:46PM
RECORD FEE: $27.00
M. TAX: $0.00 T. TAX: $425.50

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Scioscia Industries, LLC 7740 River Bend Way Nashville, TN 37211	SAME	Map 141-00-0-098 9D 81814

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA N. MCPHERSON**, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto **SCIOSCIA INDUSTRIES, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING a tract of land lying within Davidson County, Tennessee as shown on Property Map 141, Assessor's Office, bounded in general by River Bend Subdivision on the South, Harpeth River on the West, L & N Railroad on the North, and W. J. Newsom remainder on the East, more particularly described as follows:

BEGINNING at a concrete monument in the Westerly right-of-way of River Bend Way, the NE corner of Tract I of River Bend Subdivision (Ref. Plat Book 6900, Page 504-505, Register's Office for Davidson County, Tennessee, thence with the North line of said subdivision North 85° 17'21" West, 617.90 feet to an iron pin in concrete, thence North 85° 24'49" West passing a witness iron pin in concrete at 153.28 feet, in all, 236.04 feet to a point in the center of Harpeth River, then up the center of the river North 17° 18'42" East, 509.17 feet to a point in the South right-of-way of the L & N Railroad, thence leaving said river and with the South ROW of the railroad North 65° 12"37" East, 148.54 feet to a witness iron pin set this survey, thence North 66° 05'07" East passing an iron pin at 710.00 feet in all 910.00 feet to an iron pin, thence North 64° 56'22" East, 400.08 feet to a new iron pin, thence North 66° 05' 07" East, 11.26 feet to an iron pin, thence with a curve to the right having the following characteristics:

Delta equals 07° 17'24"; Radius equals 3030.25 feet; Arc equals 385.56 feet; Tangent equals 193.04 feet; Chord equals North 69° 43'49" East 385.30 feet to an iron pin, thence North 74° 06'43" East 33.20 feet to an iron pin on the South side of Morton Mill Road, thence leaving said railroad and with four new lines South 16° 11'57" East, 494.88 feet to an iron stake, thence

South 09° 12'55" East, 193.38 feet to an iron stake, thence South 01° 22'29" East, 530.94 feet to an iron stake, thence South 24° 42'59" East, 233.01 feet to a new iron pin set in the North line of Tract 40 of the before mentioned subdivision, thence continuing with the River Bend Subdivision North 86° 14'08" West, 30.17 feet to an iron pin, the NW corner of Tract 40; thence North 86° 04'20" West, 306.93 feet to a concrete monument, thence North 86° 19'39" West, 13.11 feet to an iron pin, the common corner between Tracts 52 and 53, thence North 85° 19'39" West, 13.11 feet to an iron pin, the common corner between Tracts 52 and 53, thence North 85° 12'19" West, 92.97 feet to an iron pin, thence North 85° 11'16" West, 92.93 feet to an iron pin, thence North 85° 06'17" West, 464.50 feet to an iron pin, the common corner between Tracts 59 and 60, thence North 85° 08'24" West, 36.64 feet to an iron pin in concrete, thence North 85° 16'56" West, 56.52 feet to an iron pin, thence North 85° 16'41" West, 157.74 feet to a concrete monument in the Easterly margin of River Bend Way, also, the NW corner of Tract 62, thence crossing said road North 85° 21'18" West, 65.27 feet to the point of beginning, containing 43.56 acres, more or less, according to a survey dated 3/26/92 by Randolph L. Chandelaine, R.L.S. #1444 5106 Old Harding Road, Franklin, Tennessee 37064.

Being the same property conveyed to Patricia N. McPherson by deed from W. J. Newsom, of record in Book 8607, page 604, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but specifically **EXCLUDED** from this conveyance, are the following four tracts:

TRACT I:
BEING a tract of land shown on property Map 141, Assessor's Office, bounded in general by Morton Mill Road on the East, a 6.06 acre Patricia McPherson tract on the South, the Patricia McPherson remainder on the West, and the CSX Railroad on the North, more particularly described as follows:

BEGINNING at an iron pin on the West side of Morton Mill Road, said pin being located on the South R.O.W. (and 25 feet from the centerline) of the CSX Railroad; thence leaving the railroad and with the West side of Morton Mill Road South 16° 11'57" East 494.88 feet to an iron stake; thence South 09° 12'55" East 39.27 feet to an iron; thence leaving the road and with the North line of a 6.06 acre Patricia McPherson tract, South 80° 47'05" West 519.23 feet to an iron pin near a fence; thence leaving said 6.06 acre tract and with a new line, running generally with the fence, North 04° 20'30" East 482.52 feet to an iron pin on the South R.O.W. of the CSX Railroad; thence leaving the fence and with the South R.O.W. of the Railroad and a curve to the right having the following characteristics:

Delta = 06° 01'11"; radius = 3030.245 feet; arc = 318.37 feet; tangent = 159.33 feet; chord = North 70° 21'56" East 318.22 feet to an iron pin; thence North 74° 06'43" East 33.20 feet to the point of beginning, containing 5.00 acres, more or less and being part of Deed Book 8607, page 604, Register's Office for Davidson County, according to a survey dated 3/06/92 and revised 03/08/94 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

Being the same property conveyed to William Joseph McPherson, by deed from Patricia N. McPherson and husband Joseph D. McPherson, of record in Book 9307, page 390, Register's Office for Davidson County, Tennessee.

TRACT II:
BEING a tract of land shown on property Map 141, Assessor's Office, bounded in general by Morton Mill Road and W. J. Newsom on the East, a 5 acre Lenee M. Greer tract on the South, a 27 acre Patricia N. McPherson tract on the West, and a 5 acre William Joseph McPherson tract on the North, and lying off the Northeast side of the 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, Register's Office for Davidson County); thence leaving the road and with the common line between Newsom and Lot 40 of said subdivision, North 86° 14'08" West 200.04 feet to an iron pin, said pin being the Southeast corner of a 5 acre Lenee M. Greer tract; thence leaving the subdivision and with the

common line between Newsom and said 5 acre tract, North 24° 42'59" West 233.01 feet to an existing iron stake, and North 01° 22'29" West 172.15 feet to an iron pin set, said pin being the true point of beginning for the herein-described tract;

THENCE leaving this true point of beginning and with new lines, crossing a drain, South 88° 34'29" West 581.21 feet to an iron pin set near a fence; thence running generally with the fence for the next 2 calls: North 04° 53'21" East 171.56 feet to an iron pin set, and North 04° 20'30" East 271.95 feet to an iron pin set; thence leaving the fence, North 80° 47'05" East 519.23 feet to an iron pin set on the West side of Morton Mill Road in Newsom's Road, South 09° 12'55" East 154.11 feet to an existing iron stake; thence leaving the road and re-crossing the aforementioned drain, South 01° 22'29" East 358.79 feet to the true point of beginning, containing 6.06 acres, more or less, and being part of deed Book 8607, page 604, Register's Office for Davidson County, according to a survey dated 3/26/92 and revised 3/22/94 by Randolph L. Chapdelaine, R.L.S. #1444, 5106 Old Harding Road, Franklin, Tennessee 37064.

Being the same property conveyed to Patricia N. McPherson and husband, Joseph D. McPherson, by deed from Patricia M. McPherson, of record in Book 9307, page 384, Register's Office for Davidson County, Tennessee.

TRACT III:
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 (Reg. Plat Book 6900, page 504 and 505, Register's Office for Davidson County); thence leaving the road and with the common line between Newsom and Lot 40 of said subdivision, North 86° 14'08" West 200.04 feet to an iron pin set, said pin being the true point of beginning for the herein described 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° 14'08" West 30.17 feet to an existing iron pin; North 86° 04'20" West 306.93 feet to an existing concrete monument; North 86° 19'39" West 13.11 feet to an existing iron pin; North 85° 12'19" West 92.97 feet to an existing iron pin; North 85° 11'16" West 92.83 feet to an existing iron pin; and North 85° 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° 53'21" East 316.06 feet to an iron pin set; thence leaving the fence, North 88° 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° 22'29" East 172.15 feet to an existing iron stake, and South 24° 42'59" East 233.01 feet to the true point of beginning, and containing 5 acres, more or less, 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 Road, Franklin, Tennessee 37064.

Being the same property conveyed to Lenee McPherson Greer, by deed from Patricia N. McPherson of record in Book 9307, page 387, Register's Office for Davidson County, Tennessee, and further conveyed to Scioscia Industries, LLC by deed from Lenee M. Greer of record in Book 11515 page 921, Register's Office for Davidson County, Tennessee.

TRACT IV:
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 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, Register's Office for Davidson County); thence, leaving the road and with

the North line of Lots 62 and 61 of said subdivision, South 85° 16'41" East 157.74 feet, to an existing iron pin, thence with the North line of Lot 60 of said subdivision South 85° 16'56" East 56.52 feet to an existing iron pin, South 85° 08' 24" East, 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, North 03° 41'02" East, passing across two 50 feet ingress-egress and utility easements, in all 283.47 feet to an iron pin set; thence North 88° 34'29" East 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), South 04° 53'21" West 316.06 feet to an existing iron pin in the North line of Lot 56 of the River Bend Subdivision, said pin being located North 85° 06'17" West 175.63 feet from a reference iron pin (the corner of Lots 54 and 55); thence leaving Tract 3 and with the North line of Lots 56, 57, 58 and 59 of said subdivision North 85° 06' 17" West 288.88 feet to the true point of beginning, containing 2.01 acres, more or less, 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.

Being the same property conveyed to Lenee M. Greer by deed from Patricia McPherson of record in Book 10483, page 317, Register's Office for Davidson County, Tennessee, and further conveyed to Scioscia Industries, LLC by deed from Lenee M. Greer of record in Book 11515 page 921, Register's Office for Davidson County, Tennessee.

Joseph Don McPherson, husband of Patricia N. McPherson, joins in this conveyance for the purpose of conveying any marital rights he may have in subject property.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2000 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. A Fifty (50) foot ingress and egress and utility easement for the benefit of the aforedescribed Tract II and III, being 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 min. 00 sec. East 66.69 feet to a point; thence South 85 deg. 06 min. 17 sec. East 562.01 feet to a point in the west line of a 5 acre Lenee M. Greer tract; thence with the west line of said 5 acre tract, eventually running generally with a fence; North 04 deg. 53 min. 21 sec. East 316.06 feet to an iron pin, the southwest corner of the above-described 6.06 acre tract; thence leaving the fence and with the south line of said tract North 88 deg. 34 min. 29 sec. East 50.31 feet to a point; thence leaving this 6.06 acre tract, South 04 deg. 53 min. 21 sec. West 321.60 feet to a point in the north line of Lot 56 of the River Bend Subdivision; thence with the north line of Lots 56 through 62 of said subdivision for the following 4 calls: North 85 deg. 06 min. 17 sec. West passing an iron pin corner of the 5 acre tract at 50.00 feet in all 288.88 feet to an iron pin; North 85 deg. 08 min. 24 sec. West 36.64 feet to an iron pin; North 85 deg. 16 min. 56 sec. West 56.52 feet to an iron pin; North 85 deg. 16 min. 41 sec. 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. 21 min. 18 sec. West 65.27 feet to the point of beginning.

3. A Fifty (50) foot ingress and egress and utility easement for the benefit of the aforedescribed Tract II being more particularly described as follows:

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, R.O.D.C.); thence leaving the road and with the north line of Lots 62 and 61 of said subdivision, South 85 deg. 16 min. 41 sec. East 157.74 feet to an existing iron pin; thence with the north line of Lot 60 of said subdivision, South 85 deg. 16 min. 56 sec. East 56.52 feet to an existing iron pin in concrete; thence South 85 deg. 08 min. 24 sec. East 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, North 03 deg. 41 min. 02 sec. East 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 hereindescribed 50 foot easement; thence leaving this true point of beginning, and with the centerline of said easement for the following 7 calls: South 89 deg. 15 min. 23 sec. East 88.34 feet to a point; North 82 deg. 03 min. 37 sec. East 74.43 feet to a point; North 69 deg. 25 min. 56 sec. East 52.11 feet to a point; North 45 deg. 56 min. 21 sec. East 59.91 feet to a point; North 20 deg. 08 min. 11 sec. East 44.38 feet to a point; North 11 deg. 15 min. 49 sec. East 51.84 feet to a point; and North 09 deg. 15 min. 00 sec. East 96.53 feet to a point in the north line of the above-described 2 acre tract; said point being located south 88 deg. 34 min. 29 sec. West 17.83 feet from an 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.

4. Easement for the benefit of Nashville Electric Service of unknown width.

5. Easement for the benefit of Tennessee Valley Authority of record in Book 4581 page 312, Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer Easement for the benefit of Harpeth Valley Utilities District of Davidson and Williamson County, Tennessee, of record in Book 4817, page 780, Register's Office for Davidson County, Tennessee.

7. A 30 foot water and sewer line easement and 10 foot water line easement of record in Book 7142 page 522, Register's Office for Davidson County, Tennessee.

8. Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River, free from diminution or pollution.

9. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of the Harpeth River.

10. Title to that portion of the land lying below the ordinary low water mark of the Harpeth River.

11. Easement for the flow of the waters of the Harpeth River and the rights of the public therein.

12. Subject to the L & N Railroad right-of-way.

13. All Matters shown on the survey of Randolph L. Chandelaine R.L.S. #1444, dated March 26, 1992 and May 1 1997 5106 Old Harding Road, Franklin, TN 37064.

This is unimproved property known as 7744 River Bend Way, Nashville TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and we covenant with the said Grantee 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 further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 15th day of May, 2000.

Patricia N. McPherson

Patricia N. McPherson

Joseph Don McPherson

Joseph Don McPherson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PATRICIA N. MCPHERSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2000.

Notary Public

My Commission Expires: 5/26/2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOSEPH DON MCPHERSON**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of May, 2000.

Notary Public

My Commission Expires: 5/26/2002