BK

Davidson County DEEDWARR
Recvd: 10/04/00 15:15 4pgs
Fees:19.00 Taxes:851.00
20001004-0098607

This Instrument Was Prepared By:
Harwell Howard Hyne Gabbert & Manner P.C.
315 Deaderick Street, Suite 1800
Nashville, Tennessee 37238-1800

PICK-UP

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Michael W. Coyne 1577 Old Hillsboro Road Franklin, TN 37064	Same	Map 118-3 Parcel 57

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and no other consideration, the receipt of which is hereby acknowledged, **C & C MECHANICAL, INC.**, a Tennessee corporation, the Grantor herein, has bargained and by these presents does transfer and convey unto **MICHAEL W. COYNE,** his heirs and assigns (the "Grantee" herein), all its right, title and interest in and to the following described tract or parcel of land, to wit:

See Exhibit A attached hereto and made a part hereof.

This is unimproved property on Bransford Avenue, Nashville, Davidson County, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever. Grantor does covenant with said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth as Exhibit B. Grantor does further covenant and bind itself, its heirs and assigns to warrant and forever defend the title to the said land to said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever, except as to those matters set forth on Exhibit B attached hereto.

WITNESS MY HAND this the 3RD day of October, 2000, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

C & C MECHANICAL, INC.

By: _____
Michael W. Coyne, Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kimberly A. Lovan of the state and county aforesaid, personally appeared Michael W. Coyne, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be chief executive officer (or other officer authorized to execute the instrument), of C & C Mechanical, Inc., the within named bargainor, a corporation, and that he as such chief executive officer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as chief executive officer.

Witness my hand and seal, at office in Nashville, Tennessee, this 3RD day of October, 2000.

_____
NOTARY PUBLIC

My Commission Expires: 11-25-00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $230,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____
Grantee or Grantee's Agent

Subscribed and sworn to before me this 3RD day of October, 2000.

_____
NOTARY PUBLIC

My Commission Expires: 11-25-00

EXHIBIT B

Encumbrances

1. Taxes for the year of 2000, a lien, but not yet due and payable.

2. Subject to all matters shown on the Resubdivision Plat of Lots 1, 2, 3 and 4, Bransford Industrial Park, recorded as Instrument No. 20001003-0097718, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement of record in Book 3880, page 85, in the Register's Office of Davidson County, Tennessee.

EXHIBIT A

Description

Land in Davidson County, Tennessee, being all of Lot No. 2 on the Resubdivision Plat of Lots 1, 2, 3 and 4 Bransford Industrial Park, recorded as Instrument No. 20001003-0097718, in the Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete description.

Being the same property conveyed to C & C Mechanical, Inc., by deed from Michael W. Coyne of record in Book 8224, page 738, said Register's Office, less a 10 foot portion of the westerly side of former Lot 2 on the Plan of Bransford Industrial Park of record in Plat Book 4675, page 72, said Register's Office, conveyed to the said C & C Mechanical, Inc. by said deed, said portion now being a part of Lot 1 on said Resubdivision Plat of Lots 1, 2, 3 and 4 Bransford Industrial Park by virtue of the adjustment to the common boundary line between said Lots effected by said Resubdivision Plat.