PICK-UP

Davidson County DEEDWARR
Recvd: 10/05/00 15:54 3pgs
Fees:15.00 Taxes:1665.30
20001005-0099358

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
WILLS N. MORGAN, SR. 7340 Cockrill Bend Blvd. Nashville, Tennessee 37209	Same	Map 79-10-A, Parcel 2 and a part of Map 79-10-A Parcel 3

LIMITED WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, **JCH Development Company, Inc.,** a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey to **Wills N. Morgan, Sr.,** a resident of Davidson County, Tennessee ("Grantee"), its successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

> Unit Number 2, as shown on the plat of Cockrill Bend Warehouse, a condominium, which is an exhibit to Instrument Number 200009270095766 in the Register's Office for Davidson County, Tennessee, along with a 19.19% undivided interest in the common elements of the condominium, as shown on said plat.
>
> Being a portion of the same property conveyed to JCH Development Company, Inc., by quitclaim deed from Orion Realty, LLC, a Tennessee limited liability company, of record in Book 11699, page 803, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, other than as follows:

(a) Applicable building and zoning laws.

(b) Taxes for the year 2000, a lien but not yet due and payable.

(c) Easements and encumbrances of record.

(d) A drainage easement on Cockrill Bend Boulevard, of record in Book 6250, Page 846, Register's Office of Davidson County, Tennessee.

(e) All matters shown on the Plan of Record in Book 6200, Page 683, Register's Office of Davidson County, Tennessee.

(f) Restrictive covenants contained in instruments of record in Book 6266, Page 279, Book 6798, Page 309, Book 6823, Page 645, and Book 8969, Page 111, Register's Office of Davidson County, Tennessee.

(g) Right-of-Way dedications and easements shown in Plans of Record in Book 6200, Page 768 and Book 6250, Page 846, Register's Office of Davidson County, Tennessee.

(h) Master Deed and by laws creating the Cockrill Bend Warehouse, a Condominium, of record as Instrument Number 200009270095766 in the Register's Office of Davidson County, Tennessee, and exhibits thereto.

(i) Deed of Trust, Assignment of Leases and Security Agreement, executed by JCH Development Company, Inc., a Tennessee corporation, dated December 31, 1999, to Sam D. Hodges, Trustee for the benefit of First Tennessee Bank National Association, securing a debt in the original principal amount of One Million Nine Hundred Seventy Thousand and 00/100 Dollars ($1,975,000.00), and recorded at Instrument Number 200001140005128, Register's Office of Davidson County, Tennessee.

(j) UCC-1 Financing Statements filed with the Tennessee Secretary of State and the Register's Office of Davidson County, Tennessee, at Instrument Number 200001140005129, securing indebtedness referred to above.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed this 5th day of October, 2000.

JCH DEVELOPMENT COMPANY, INC.

By: _____
Authorized Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, of the said county and state, JOHN C. HAYES JR., with whom I am personally acquainted and who, upon oath, acknowledged himself to be the PRESIDENT (or other officer authorized to execute the instrument) of **JCH Development Company, Inc.,** the within named bargainor, a corporation, and that he as such PRESIDENT, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and seal this 5th day of October, 2000.

Notary Public

My Commission Expires: 9/28/02

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,082.03.

Affiant

Sworn to and subscribed before me this 5th day of October, 2000.

Notary Public

My Commission Expires: 9/28/02

JCH\Cockrill\Exchgdocs\deed