PICK-UP

Davidson County DEEDWARR
Recvd: 01/30/01 11:24 2pgs
Fees:11.00 Taxes:222.00
20010130-0009047

#2171476.1
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Ronald Adkerson 1191 Rock Springs Road Smyrna, TN 37167	Same	Map 183-0, Parcel 166

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CERTIFIED FINISHES, INC., a Tennessee corporation, ("Grantor") has bargained and sold, and by these presents does hereby transfer and convey unto RONALD ADKERSON ("Grantee"), his heirs, successors and assigns, a forty-nine percent (49%) undivided interest in and to a certain parcel of land described as follows:

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF TRACT 216, INTERCHANGE CITY, BEING MORE PARTICULARLY DESCRIBED AS LOT 1 ON THAT CERTAIN FINAL PLAT, SUBDIVISION TRACT 216 D, INTERCHANGE CITY INDUSTRIAL PARK PREPARED BY WAMBLE & ASSOCIATES, OF RECORD IN BOOK 7900, PAGE 489, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO CERTIFIED FINISHES, INC., BY WARRANTY DEED OF RECORD IN BOOK 11072, PAGE 630, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The source of this description is the prior deed.

This is property known as 1445 Heil Quaker Blvd., LaVergne, TN 37086.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its representatives, successors and assigns to warrant and forever defend the title to said land to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS its hand this 26th day of January, 2001.

CERTIFIED FINISHES, INC., a Tennessee corporation

By: Deanna Peach
Deanna Peach
Its: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Deanna Peach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Certified Finishes, Inc. the within named bargainor, a Tennessee corporation, and that she as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself as President.

WITNESS my hand, at office, this 26th day of January, 2001.

Notary Public

My Commission Expires: Notary Public, Davidson County, Tennessee My Commission Expires January 26, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $60,000.00

Affiant

Sworn to and subscribed before me this 26th day of January, 2001.

Notary Public

My Commission Expires: Notary Public, Davidson County, Tennessee My Commission Expires January 26, 2002