THIS INSTRUMENT PREPARED BY:
PATRICIA A. MONTGOMERY (#16220)
WESTLAKE & MARSDEN, P.C.
SunTrust Center
424 Church Street, Suite 1400
Nashville, TN 37219
(615) 726-3400

PICK-UP

Davidson County DEEDWARR
Recvd: 02/06/01 15:38 3pgs
Fees:15.00 Taxes:281.20
20010206-0011834

WARRANTY DEED

New Owner/Address	Send Tax Bills To:	Map-Parcel Numbers
Larry Wiggs Jeff Bohan Burl Haun 7013 Westbelt Drive Nashville, TN 37209	Same	Map 79 Parcel 87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Seventy Six Thousand Dollars ($76,000).

AFFIANT

NOTARY PUBLIC Janis D. Loman
My Commission Expires: 9-25-04

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gina Chiharu Latendresse and John Robert Latendresse, II, Co-Executors of the ESTATE OF JOHN R. LATENDRESSE ("GRANTOR") have bargained and sold, and by these presents do hereby convey unto LARRY WIGGS, JEFF BOHAN and BURL HAUN, as tenants in common ("GRANTEES"), their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, and described on the attached **Exhibit A.**

TO HAVE AND TO HOLD the aforesaid property with the appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs and assigns forever.

GRANTOR does covenant with GRANTEES that it is lawfully seized and possessed of the land in fee simple, has a good and lawful right to convey it, and warrant that the property is unencumbered.

GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 8th day of January, 2001.

ESTATE OF JOHN R. LATENDRESSE

By: _____
Gina Chiharu Latendresse,
Co-Executor

By: _____
John Robert Latendresse, II,
Co-Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared GINA CHIHARU LATENDRESSE, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Co-Executor of the Estate of John R. Latendresse, the within named bargainor, and that as such Co-Executor, she executed the foregoing instrument for the purpose therein contained

WITNESS my hand and seal, at office, this 10th day of January, 2001.

_____
NOTARY PUBLIC

My Commission Expires: 9-25-04

STATE OF Arkansas)
COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared JOHN R. LATENDRESSE, II, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Co-Executor of the Estate of John R. Latendresse, the within named bargainor, and that as such Co-Executor, he executed the foregoing instrument for the purpose therein contained

WITNESS my hand and seal, at office, this 8 day of Jan, 2001.

_____
NOTARY PUBLIC

My Commission Expires: 06-10-08

L:\2783.01\Cockrill Bend Closing\Warranty Deed-Wiggs et al.wpd1/5/01

EXHIBIT A

LOT NO. 2, ON THE PLAN OF THE RESUBDIVISION OF LOT NO. 9, COCKRILL BEND INDUSTRIAL COMPLEX, SECTION 8, AS OF RECORD IN INSTRUMENT NO. 20010108-0001978 SUBDIVISION NO. 2001S-005U-07

BEGINNING ON THE SOUTHEASTERLY RIGHT OF WAY OF COCKRILL BEND CIRCLE AT THE COMMON CORNER OF LOTS NO. 1 AND NO. 2; THENCE CONTINUING WITH SAID RIGHT OF WAY WITH A CURVE TO THE LEFT WITH A DELTA OF 15°39'50", A RADIUS OF 695.00 FEET AND AN ARC LENGTH OF 190.00 FEET TO THE MOST NORTHERLY CORNER OF LOT NO. 2; THENCE S61°07'09"E, 337.02 FEET TO THE COMMON REAR CORNER OF LOT NO. 2 AND LOT NO. 8, ON THE PLAN OF RESUB LOTS 8 & 9 COCKRILL BEND INDUSTRIAL COMPLEX, AS OF RECORD IN PLAT BOOK 6050, PAGE 517, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE S15°35'00"W, 179.97 FEET TO THE COMMON CORNER OF LOTS NO. 1 AND NO. 2; THENCE WITH THE COMMON LINE OF SAID LOTS N61°06'46"W, 306.19 FEET TO THE SOUTHERASTERLY RIGHT OF WAY OF COCKRILL BEND CIRCLE AND THE POINT OF BEGINNING, CONTAINING 1.27 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO JOHN R. LATENDRESSE, BY DEED FROM METROPOLITAN PORT AUTHORITY, AN AGENCY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 8850, PAGE 894, AS RE-RECORDED IN BOOK 8852, PAGE 32, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, AND ALSO BEING THE SAME PROPERTY CONVEYED TO JOHN R. LATENDRESSE BY QUITCLAIM DEED FROM AMERICAN PEARL COMPANY, INC., OF RECORD IN BOOK 8606, PAGE 817, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THE SAID JOHN R. LATENDRESSE HAVING SINCE DIED TESTATE AND BY WILL OF RECORD IN WILL BOOK 10, PAGE 669, CHANCERY COURT, BENTON COUNTY, TENNESSEE. JOHN ROBERT LATENDRESSE II AND GINA CHIHARU LATENDRESSE, CO-EXECUTORS WERE GIVEN POWERS TO CONVEY THE ABOVE-DESCRIBED PROPERTY.