PO Box 28A

01050187

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 06/14/01 10:36 3pgs
Fees:15.00 Taxes:1600.25
20010614-0062810

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME BEFORE, THIS THE 13th DAY OF June, 2001.

NOTARY PUBLIC

My Commission expires: 7-26-2003

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JRN & MJN, LLC	Same	Map:94 Parcel:108
(NAME) P.O. Box 1382	(NAME)	Map: 94 Parcel: 174
(ADDRESS) Nashville, TN 37202	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 01050187

Warranty Deed

For and in Consideration Of the sum of $432,500.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ROBERT D. POOLE ,a married man

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JRN & MJN, LLC

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Nashville, Davidson County, Tennessee, being a part of Lot 19 on the plan of Georgia Industrial Realty Company's South Nashville Property, record in Plat Book 421, page 187, Register's Office for said county and more particularly described according to a survey by Patrick S. Coode, License No. 885, John Kohl and Company, P.C. 400 7th Avenue South, Nashville, TN, as follows:

Beginning in the north right of way of Freightliner Drive at the east line of Firstexpress, Inc.; thence leaving said right of way North 3 deg. 26' 37" East, 50.28 feet to an iron pin; thence North 00 deg. 50' 19" West, 122.33 feet to an iron pin; thence North 58 deg. 54' 18" East, 127.85 feet to an iron pin; thence North 5 deg. 02' 41" East, 371.12 feet to the south line of Metro Water and Sewer Services as recorded in Book 89, page 163, R.O.D.C.; thence along said Metro Water and Sewer Services property and a line 90' measured at right angles from the center of the former Tennessee Central Railroad, North 58 deg. 56' 44" East, 321.00 feet to the northwest corner of the property conveyed to Metro Nashville/Davidson County (tow-in-lot) as recorded in Book 10133, page 763, R.O.D.C.; thence along the line of said Metro Nashville South 01 deg. 31' 42" West, 825.69 feet to the north right of way of Freightliner Drive; thence along said Freightliner Drive North 82 deg. 42' 15" West, 400.72 feet to the point of beginning and containing 5.26 acres, more or less.

Being the same property conveyed to Robert D. Poole by deed from Evelyn Denise Gammon, Trustee for the Estate of Prentice L. Andrews of record in Book 11168, page 404, said Register's Office.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTOR, HIS SPOUSE OR DEPENDENTS.

This conveyance is made subject to the following: (See Attached Exhibit "A")

This is unimproved property known as 1185 FREIGHT DRIVE, NASHVILLE, Tennessee 37210

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of June, 2001.

Robert D Poole

ROBERT D. POOLE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named ROBERT D. POOLE, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and office seal at the office this 8th day of June, 2001.

Melissa Meush

NOTARY PUBLIC

My Commission expires:

May 26-2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. MELISSA MEUSH

EXHIBIT "A"

Davidson County taxes for 2001, a lien, but not yet due and payable.

Easement granted The Tennessee Electric Power Company by A. D. Ridley and wife, by grant of record in Book 787, page 35, Register's Office for Davidson County, Tennessee, to erect, maintain and operate an electric power line, with rights of ingress and egress. This easement was transferred to Nashville Railway and Light Company by instrument of record in Book 736, page 427, Register's Office for said County.

Easement to erect, maintain and operate an electric power line, with rights of ingress and egress, as set out in grant of record in Book 722, page 691, Register's Office for Davidson County, Tennessee.

Easement to erect, maintain and operate an electric power line, with rights of ingress and egress, as set out in grant of record in Book 1174, page 185, Register's Office for Davidson County, Tennessee.

Easement to erect, maintain and operate electric power transmission lines, with rights of ingress and egress, as set out in grant of record in book 1684, page 535, Register's Office for Davidson County, Tennessee.

In deed from A. D. Ridley and wife, to City of Nashville, of record in Book 692, page 442, Register's Office for Davidson County, Tennessee, conveying a parcel of land 40 feet wide across the northerly margin of Lots Nos. 19 and 20, grantors, for themselves, and their heirs and assigns, reserved for the benefit of lands including premises, the following rights:

"The right is expressly reserved to the grantors herein, their heirs, representatives and assigns, to open and maintain two private roadways for vehicular traffic over and across the strip or parcel of land herein conveyed to the City of Nashville, at some two places to be approved by the City of Nashville, and laid out, constructed and maintained in accordance with specifications to be prescribed by the City of Nashville as to the depth and manner of covering over the pipe or pipes of the City of Nashville.

The right is also expressly reserved to the grantors herein, their heirs, representatives and assigns, to construct and maintain two railroad spur or switch tracks over and across the strip or parcel of land herein conveyed to the City of Nashville, at some two places to be approved by the City of Nashville, and located and constructed in accordance with specifications to be prescribed by the City of Nashville for the adequate protection of the pipe or pipes of the City of Nashville."

Easement granted the United States of America by A. D. Ridley and wife, by instrument of record in Book 1255, page 289, Register's Office for Davidson County, Tennessee, to erect, maintain and operate an electric power transmission line on, over and across premises, as fully set out in said instrument to which reference is made for particulars as to rights of parties.

Easement granted the United States of America by A. D. Ridley and wife, by instrument of record in Book 1684, page 535, Register's Office for Davidson County, Tennessee, to erect, maintain and operate an electric power transmission line on, over and across premises, as is fully set out in said instrument to which reference is made for particulars as to rights of parties.

An easement for a pipe line right-of-way 30 feet in width and for constructing and maintaining said right-of-way was granted Colonial Pipeline Company by instrument of record in Book 3641, page 393, Register's Office for said County.