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Davidson County DEEDWARR
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GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
BAKS Enterprises, L.L.C.		A portion of
176 Thompson Lane, Suite 210	Same	Map 69
Nashville, Tennessee 37211		Parcel 94

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David C. Allen and Lisa K. Creasy**, ("the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **BAKS Enterprises, L.L.C.** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

See Attached Exhibit A

This is unimproved property, known as Ashland City Highway, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever; and we do covenant with the said Grantee 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 and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 10th day of August, 2001.

David C. Allen

Lisa K. Creasy

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David C. Allen and Lisa K. Creasy with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that the foregoing instrument was executed by them for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 10th day of August, 2001.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $322,000.00.

Affiant

Subscribed and sworn to before me,

this the 10th day of August, 2001.

Notary Public

My Commission Expires:

Exhibit A

PROPERTY DESCRIPTION

A tract of land containing 5.000 Acres (217,800 Sq. Ft.), more or less and being located in the South Half (S1/2) of Tract 2 of a Resubdivision of Parcels "A" and "B", Hydes Ferry Pike Industrial Park per a plat prepared by Turner Engineering Company, Incorporated designated Job Number 34-64, dated June 30, 1995 and being within the 1st Civil district of Davidson County, Tennessee and being more particularly described as follows, to wit:

BEGINNING at a concrete monument marking the Southeast corner of Tract 2 of the Resurvey of Parcels "A" and "B", Hydes Ferry Pike Industrial Park, said monument also being on the Westerly right-of-way line of Jordonia Station Road, as now laid out and in use; thence, following the South Line of the aforesaid Tract 2, run North 87 degrees 00 minutes 00 seconds West for a distance of 632.07 feet (631.71 feet – Plat) to a found iron rod on the East right-of-way line of Industrial Parkway, as now laid out and in use; thence following the aforesaid East right-of-way line through a curve to the left described by Delta = 17 degrees 57 minutes 54 seconds, Radius = 761.24 feet and whose chord bears North 12 degrees 16 minutes 40 seconds East for a distance of 237.71 feet to a found concrete monument on the aforesaid Easterly right-of-way line of Industrial Parkway; thence, continuing along the aforesaid Easterly right-of-way line, run North 03 degrees 21 minutes 58 seconds East for a distance of 127.73 feet to a set iron rod and cap on the aforesaid Westerly right-of-way line of Industrial Parkway; thence, leaving the aforesaid Easterly right-of-way line, run South 87 degrees 00 minutes 00 seconds East for a distance of 592.30 feet to a set iron rod and cap on the aforesaid Westerly right-of-way line of Jordonia Station Road; thence, following the aforesaid Westerly right-of-way line of Jordonia Station Road, run South 03 degrees 00 minutes 00 seconds West for a distance of 361.83 feet to the POINT OF BEGINNING.

The above description is taken from a survey dated August 10, 2001 made by John W. Burke, Jr., TN RLS #87.

Being a portion of the real estate conveyed to David C. Allen and Lisa K. Creasy, of record in Book 9616, page 684, Register's Office for Davidson County, Tennessee.