WARRANTY DEED

NOTARY PUBLIC AT LARGE — GIBSON, JR. — DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Watkins, Jr. (NAME)	New Owner (NAME)	MAP 94-9
6060 Vanderbilt Road (ADDRESS)	(ADDRESS)	PARCEL 90
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nashville Lifttruck Sales & Service, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David C. Watkins, Jr. and wife, Karen R. Watkins

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 08/15/01 16:06 3pgs
Fees:18.00 Taxes:333.00

20010815-0088373

unimproved (X)
This is improved ( ) property, known as Map 94-9, Par. 90, Hermitage Ave., Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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 herein set out; 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 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 my hand this 15th day of August, 2001

Nashville Liftruck Sales & Svc.
By: Ronnie Harbison
Ronnie Harbison, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared Ronnie Harbison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Nashville Lifttruck Sales & Service, Inc., the within named bargainor, a corporation, and that he as such President, executed the within instrument for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal this the 15 day of August, 2001.

Notary Public

My Commission Expires: 7/26/03

ANDREW B. GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Stanley Subdivision, as of record in Plat Book 4300, page 122, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Nashville Lifttruck Sales & Service, Inc., a Tennessee Corporation, by deed from Sam Silverman, Martin Silverman, Robert Corenswet and Ellen Corenswet, of record in Book 9065, page 24, said Register's Office.

Grantor further grants to Grantee a temporary easement for ingress and egress across Lot No. 2 of the Plan of Stanley Subdivision, as of record in Plat Book 4300, page 122, Register's Office for Davidson County, Tennessee. Said temporary easement shall expire midnight on November 15, 2001.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises. The property herein conveyed is further subject to a permanent easement benefiting Lot No. 2 of the Plan of Stanley Subdivision, as of record in Plat Book 4300, page 122, Register's Office for Davidson County, Tennessee, for a loading dock that extends from an improvement on Lot No. 2 onto Lot No. 3. No vehicles shall traverse onto Lot No. 3 for use of the easement. This easement shall expire upon the removal of the loading dock.