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Map 134 parcel 110

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
133 Holiday Court, Suite 208
Franklin, TN 37067
(615) 790-9678

Send Tax Bills To New Owner:
SCOTT FOWLKES
1182 Antioch Pike
Nashville, TN 37211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, COIT SERVICES, INC., a California corporation, Grantor, has bargained and sold and by these presents does transfer and convey unto SCOTT FOWLKES, Grantee, his heirs and assigns, the property located in Davidson County, Tennessee being described as follows:

Beginning at an iron pin set in the northerly margin of Antioch Pike (formerly Mill Creek Valley Pike) at the southernmost corner of W. Art Stinson (Book 7013, page 153, Register's Office for Davidson County, Tennessee), 341.03 feet east of the intersection of Antioch Pike and CSX;
Thence with the boundary of Stinson N 43 deg. 04' 04" E 202.04 feet to a point which is south of and 50 feet distant from the centerline of the former Nashville Chattanooga and St. Louis Railroad Radnor Yard Main Track;
Thence with a curve described as follows: Delta=03 deg. 12' 55"; Radius=2814.93 feet; Tangent=79.01 feet; Length=157.97 feet; Chord=157.95 feet; Chord Bearing=S 65 deg. 26' 31" E;
Thence S 42 deg. 59' 12" W 262.30 feet;
Thence with the margin of Antioch Pike N 43 deg. 04' 38" W 150.49 feet to the beginning, containing 0.80 acres more or less, according to a survey by Barry Greer, Tenn. R.L.S. No. 211, Mt. Juliet, TN, dated 10/24/91.

Being Tract IV of the property conveyed to TGH Partnership, a General Partnership composed of Larry Gibbs, Ernest Taylor and Winston Hickman by quitclaim deed from Charles L. Gibbs and wife, Glenda L. Gibbs, of record in Book 7707, page 100, Register's Office for Davidson County, Tennessee.

Together with the easements created to benefit the above-described property as described in the Reciprocal Access and Cross Parking Easement of record in Book 10798, page 725, Register's Office for Davidson County, Tennessee.

The above-described property is subject to the following easement which is reserved for the benefit of the property known generally as 1186 Antioch Pike (Map 134, Parcel 111): an easement over, across and under the above described property for the portion of the building serving the property known generally as 1186 Antioch Pike (Map 134, Parcel 111), which, currently constructed, encroaches upon the above-described property, which easement shall include location and use of said building on said property and maintenance thereof.

Being the same property conveyed to Coit Services, Inc., a California corporation, by deed from TGH Partnership of record in Book 10798, page 749, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property, together with all improvements and appurtenances thereunto belonging unto the said Grantee, his heirs and assigns forever.

AND Grantor DOES COVENANT with the said Grantee that Grantor is lawfully seized and possessed of said property in fee simple, has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except as follows: 1. Easement for overflow of record in Book 270, page 151, Register's Office for Davidson County, Tennessee; 2. Charter right-of-way of Nashville, Chattanooga and St. Louis Railway; 3. Reservation of easement in Book 10798 page 749, Register's Office for Davidson County, Tennessee; 4. Reciprocal access and cross parking easement in Book 10798, page 725, Register's Office for Davidson County, Tennessee; 5. Right of way for Antioch Pike; 6. Right of way for side track or branch line of record in Rule No. 8586, Circuit Court, Davidson County, Tennessee. 7. 2001 taxes are a lien but not yet due and payable. Said taxes have been prorated at closing and will be paid by Grantee when due and payable.

AND GRANTOR DOES FURTHER COVENANT and bind itself its successors and representatives, to warrant and forever defend the title to said property, to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 09/06/01 09:54 2pgs
Fees:13.06 Taxes:1850.00

20010906-0096621

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RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

WITNESS the execution of this Warranty Deed on this the 30 day of Aug, 2001.

COIT SERVICES, INC.

BY: John F. Dedrick

TITLE: VP

STATE OF CALIFORNIA)
)
COUNTY OF SAN MATEO)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John F. Dedrick, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of COIT SERVICES, INC., a California corporation (the maker) or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office, this 30 day of AUGUST, 2001.

Lee Harrison
NOTARY PUBLIC

My Commission Expires: JULY 28, 2005

LEE HARRISON
Comm. # 1315430
NOTARY PUBLIC - CALIFORNIA
San Mateo County
My Comm. Expires July 28, 2005

STATE OF ~~Tennessee~~ CALIFORNIA)
)
COUNTY OF ~~Williamson~~ SAN MATEO)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Five Hundred Thousand Dollars ($500,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

John F. Dedrick
AFFIANT

Sworn to and subscribed before me this 30 day of AUGUST, 2001.

Lee Harrison
NOTARY PUBLIC

My Commission Expires: JULY 28, 2005

LEE HARRISON
Comm. # 1315430
NOTARY PUBLIC - CALIFORNIA
San Mateo County
My Comm. Expires July 28, 2005

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