PICK-UP

Davidson County DEEDWARR
Recvd: 09/24/01 08:52 5pgs
Fees:28.00 Taxes:2960.00
20010924-0102787

SPECIAL WARRANTY DEED

FROM:	JDN Development Company, Inc., Grantor	This instrument was prepared by: Lea W. Stouffer 6507 Brownlee Dr. Nashville, TN 37205
TO:	Edward Randall Phillips and Harry Edward Phillips as tenants in common, Grantee	

Address New Owner (s) as follows: 3066 Business Park Circle Goodlettsville, TN 37072	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map 19-14, Parcel 18
	Same	

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is Eight Hundred Thousand and No/100 Dollars ($800,000.00).

Edward Randall Phillips
Affiant

SUBSCRIBED AND SWORN TO before me, this the 20th day of September, 2001.

Notary Public

My Commission Expires: 5/26/02

FOR AND IN CONSIDERATION OF the sum of Eight Hundred Thousand and No/100 Dollars ($800,000.00), the receipt and sufficiency of which are hereby acknowledged, JDN Development Company, Inc., a Delaware corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Randall Phillips and Harry Edward Phillips as tenants in common (the "Grantee"), their heirs, successors and assigns, a certain tract or

parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property located on Northcreek Boulevard, Goodlettsville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs, successors and assigns forever.

And Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, their heirs, successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 20 day of September, 2001.

JDN DEVELOPMENT COMPANY, INC.

By: _____

Print Name: Robert J. Stasiowski

Title: Vice President

JDN DEVELOPMENT COMPANY, INC. CORPORATE SEAL DELAWARE

STATE OF GEORGIA)
COUNTY OF FULTON)

Before me, Shelley Jordan Bell, a Notary Public of said County and State, personally appeared Robert J. Stasiowski, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Vice President (or other officer authorized to execute the instrument) of JDN DEVELOPMENT COMPANY, INC., the within named bargainor, a Delaware corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal, at Office, this 19th day of September, 2001.

Shelley Jordan Bell
Notary Public

My Commission Expires: 9/6/2004

SHELLEY JORDAN BELL NOTARY PUBLIC GEORGIA EXPIRES SEPT. 6, 2004 FULTON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Lot 1B on the Final Plat of Resubdivision of Lot One of Northcreek Commons, of record in Book 9700, Page 1, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JDN Development Company, Inc., a Delaware corporation, by Limited Warranty Deed of record in Book 10484, page 695, Register's Office for Davidson County, Tennessee.

This legal description was taken from a plat prepared by Marshall Ragan of Ragan - Smith – Associates, Inc., Tennessee Registered Surveyor No. 332, 315 Woodland Street, Nashville, TN 37205.

EXHIBIT B

ENCUMBRANCES

1. Taxes for 2001, a lien, not yet due and payable.

2. Declaration of covenants, conditions and restrictions and Owner's Association for North Creek Commercial Park, Goodlettsville, Davidson County, Tennessee, of record in Book 7118, Page 938, Register's Office for Davidson County, Tennessee, as amended by First Amendment of record in Book 7245, Page 958, Second Amendment in Book 8195, Page 337, and Third Amendment in Book 9780, Page 183, Register's Office for Davidson County, Tennessee.

3. All matters shown on the Final Plat of Resubdivision of Lot One of Northcreek Commons, of record in Book 9700, Page 1, said Register's Office.

4. Easement for flow of Mansker Creek located on the Property.

5. Reciprocal Access and Cross Parking Easement of record in Book 7245, Page 968, as amended in Book 9901, Page 794, said Register's Office.

6. Easement granted to U.S. Postal Service of record in Book 8654, Page 428, said Register's Office.

7. Agreement for Dedication of Public Utilities Easement filed in Book 10079, Page 276, and in Book 10079, Page 279, said Register's Office.

8. All other easements, restrictions and stipulations of record and all governmental laws, ordinances and regulations affecting the Property.