PICK-UP

Davidson County DEEDWARR
Recvd: 10/11/01 09:45 4pgs
Fees:23.00 Taxes:925.00
20011011-0110765

This instrument prepared by:
Dodson, Parker, Dinkins & Behm, P.C.
Suite 400, 306 Gay Street
Nashville, TN 37201
(615) 254-2291

WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
SCDB LLC	Same	51-11
1252 Gallatin Road		67.01
Madison, Tennessee 37115		

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND and NO/100 ($250,000.00) DOLLARS, Pateli, Inc., a Tennessee corporation has this day bargained and sold and does hereby transfer and convey unto SCDB LLC, a Tennessee limited liability company, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being part of Lot Number 2 on the map of Haysboro Subdivision and is more particularly described according to a survey by R.L. Montoya Land Surveying, Inc. dated September 27, 2001 as follows:

Beginning at an iron rod in the westerly margin of Gallatin Pike marking the southeast corner of the Charles Hardiman property as of record in Book 2044, page 393, R.O.D.C., TN and the northeast corner of this described tract; thence, with said westerly margin of Gallatin Pike South 25 degrees 53 minutes 43 seconds west 3.70 feet to a point; thence, continuing along said margin along a curve to the left having a delta of 6 degrees 56 minutes 22 seconds, a radius of 973.65 feet a tangent of 59.04, and a length of 117.93 feet to a point marking the northeast corner of Pateli, Inc., property as of record in Book 8015, page 302, R.O.D.C., TN and the southeast corner of this described tract, thence, leaving said margin with the common line of the said Pateli Inc. property, North 71 degrees 02 minutes 35 seconds west 239.00 feet to an iron rod marking the southeast corner of the Arnold Realty Co., Inc. property as of record in Book 4111, page 509, R.O.D.C., TN and the southwest corner of this described tract; thence with the common line of the said Arnold Realty Co., Inc. property, North 18 degrees 18 minutes 54 seconds East 124.51 feet to a point marking the southwest corner of the said Charles Hardiman property and the northwest corner of this described tract; thence, with the common line of the said Charles Hardiman property, south 70 degrees 18 minutes 22 seconds east 247.99 feet to the point of beginning, containing 29,777 square feet or 0.68 acre more or less.

Being all of the same property conveyed to Pateli, Inc. by Deed from Frank C. Davis, Jr., of record in Book 8015, page 308, Register's Office of Davidson County, Tennessee and being a portion of the property conveyed to Pateli, Inc. by deed from Harlan Dodson, Trustee, of record in Book 8015, Page 304, Register's Office of Davidson County, Tennessee.

Grantor does hereby reserve, for itself, its successors and assigns, forever, a permanent easement, which shall be perpetual and which shall run with the land, for unrestricted ingress, egress and service, including a driveway, to and from the adjoining land, which easement is described as follows:

> Beginning at a point in the westerly margin of Gallatin Pike marking the northeast corner of the Pateli, Inc. property as of record in Book 8015, page 302, R.O.D.C. TN and the southeast corner of this described easement; thence, with the northerly line of the said Pateli, Inc. property North 71 degrees 02 minutes 35 seconds west 239.00 feet to an iron rod marking the southeast corner of the Arnold Realty Co., Inc. property as of record in Book 4111, page 509, R.O.D.C., TN and the southwest corner of this described easement; thence with the easterly line of the said Arnold Realty Co., Inc. property, North 18 degrees 18 minutes 54 seconds 25.00 feet to a point; thence, with the northerly line of this described easement, South 71 degrees 02 minutes 35 seconds east 239.60 feet to a point in the westerly margin of Gallatin Pike; thence with said margin along a curve to the left with a delta of 1 degree 28 minutes 17 seconds, a radius of 973.65 feet, a tangent of 12.50 feet, a length of 25.00 feet to the point of beginning, containing 5,981 square feet or 0.14 acres more or less.

The parties acknowledge that the distance between the existing building and the existing wall is approximately Twenty-One Feet (21').

The parties shall bear equally the cost of maintaining the pavement of the Easement for ordinary business uses; provided, however, should either party need pavement or other improvements for special uses, that party shall bear the extra expense occasioned by such special uses. Any alterations or improvements by the Easement holder must have the prior written agreement of SCDB, LLC, or its successors or assigns, as owner of the property subject to the Easement, which agreement shall not be unreasonably withheld.

The Easement holder shall indemnify and hold harmless SCDB, LLC, its successors and assigns, from any demands or claims related to the Easement, or use of the Easement, by such holder, or the invitees, or licensees, of such holder, except such as arise from the negligence or intentional actions of SCDB, LLC, its successors and assigns, or their invitees or licensees.

In the event that a single owner, or affiliated group of owners, acquires property contiguous to that served by the Easement, providing an alternative method of access (other than the existing property owned by Pateli, Inc), then the Easement holder shall, without charge, execute a document in recordable form releasing the Easement.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $250,000.00.

Subscribed and sworn to before me
this the 16th day of October, 2001.

Affiant

Bonnie Humphreys
Notary Public
My Commission Expires: 1-23-03

This is improved property, known as 1252 Gallatin Road, Madison, Davidson County, Tennessee.

This conveyance is subject to a Gas Service Line Easement of record in Book 8799, Page 667, Register's Office for Davidson County, Tennessee; to any and all existing easements and restrictions of record; and to any and all zoning regulations, building restrictions, and applicable laws and ordinances.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said SCDB LLC, its successors, heirs and assigns, forever, Pateli, Inc. covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as provided herein. Pateli, Inc. further covenants and binds its heirs and representatives to warrant and forever defend the title to said real estate to the said SCDB LLC, its successors, heirs and assigns against all other lawful claims of all persons.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FORM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION

WITNESS our hands this the 16th day of October, 2001.

PATELI, INC.

By: Frank C Dave

Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Frank C. Davis, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of Pateli, Inc., the within named bargainor, a corporation, and he as such Vice President being authorized so to do, 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 in Nashville, Tennessee, this 16th day of October, 2001.

Bonnie Humphreys
NOTARY PUBLIC

My Commission Expires: 1-23-03