Davidson County DEEDWARR
Recvd: 04/16/02 15:42 2pgs
Fees:13.00 Taxes:2016.50
20020416-0047276

This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP
2525 West End Avenue
Suite 1500
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Southland Capital L.P. **P.O. Box 16667** **Mobile, AL 36616**	**Same**	**34-15-32.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Regions Bank (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Southland Capital L.P. (herein referred to as "Grantee"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 of the First Revision of the Resubdivision of Lots 2 and 3, Section Two of the Rivergate Industrial Park of record in Book 9700, page 637, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Regions Bank, by Trustee's Deed from Kathryn A. Brothers, Successor Trustee, of record as Instrument No. 20010503-0045569, Register's Office for Davidson County, Tennessee.

(the "Property"). This is improved property known as 533 Myatt Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, his heirs and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for 2002 real estate taxes which Grantee agrees to assume.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

WITNESS this the 16th day of April, 2002.

GRANTOR:

REGIONS BANK

By: Randy Mingle
Title: Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the property is $545,000.00.

Randy Mingle
AFFIANT

Subscribed and sworn to before me, this 16th day of April, 2002.

J. Evan Gower
NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC AT LARGE J. Evan Gower My Commission Expires November 29, 2003 STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Evan Gower, a Notary Public for the state and county aforesaid, Randy Mingle, 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 Regions Bank, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 16th day of April, 2002.

J. Evan Gower
NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC AT LARGE J. Evan Gower My Commission Expires November 29, 2003 STATE OF TENNESSEE