586

Davidson County DEEDWARR
Recvd: 05/12/03 15:01 4pgs
Fees:23.00 Taxes:7899.50
20030512-0063572

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
VLS, LLC 909 Conference Drive Goodlettsville, TN 37072	Same as Owner	Map 25 Parcel 150.00
This instrument prepared by: David B. Gray Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **PGST, L.L.C.**, a Tennessee limited liability company ("Grantor") has bargained and sold, and hereby transfers and conveys to **VLS, LLC**, a Tennessee limited liability company ("Grantee"), and its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters as shown on subdivision plan of record in Book 8250, page 350, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 7118, page 938 as amended in Book 7245, page 958 and Book 8195, page 337, Register's Office for Davidson County, Tennessee.

4. Easement to the City of Goodlettsville of record as Instrument No. 20010502-0044851, Register's Office for Davidson County, Tennessee.

5. Easement for Dedication of Public Utilities of record as Instrument No. 20010420-0039181, Register's Office for Davidson County, Tennessee.

6. Notice of Completion of record in Book 10198, page 857, Register's Office for Davidson County, Tennessee.

7. Easement of record in Book 6603, page 945, Register's Office for Davidson County, Tennessee.

8. Easement of record in Book 6603, page 940, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 909 Conference Drive, Goodlettsville, Tennessee 37072

EXECUTED this 9th day of May, 2003.

PGST, L.L.C., a Tennessee limited liability company, Grantor

By: _____

Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared P. J. Thakore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be chief manager of PGST, L.L.C., the within named bargainor, a Tennessee limited liability company, and that he, as such chief manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company, by himself as chief manager.

WITNESS my hand and seal, this 9th day of May, 2003.

_____
NOTARY PUBLIC

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,135,000.00.

AFFIANT

Subscribed and sworn to before me this 9th day of May, 2003.

NOTARY PUBLIC

My Commission Expires: 1/31/04

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

C:\FarmersofLynchburg\VLS\WarrantyDeed

EXHIBIT A

BEING Lot No. 10 on the Final Plat – Section Seven Northcreek Commons, of record in Book 8250, page 350, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Included in the above description but specifically excluded therefrom is the property conveyed to the City of Goodlettsville, Tennessee, of record as Instrument No. 20010502-0044851, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to PGST, L.L.C., a Tennessee Limited Liability Company by deed from P. J. Thakore and N. P. Patel of record in Book 9767, page 274, Register's Office for Davidson County, Tennessee.