THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Davidson County DEEDWARR
Recvd: 10/17/03 14:59 3pgs
Fees:18.00 Taxes:1221.00



20031017-0154259

Davidson County Box 14-A
G#16497-3

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| PM Rentals<br>1800 Supply Road, Suite A<br>Carterville, IL 62918 | "New Owner" | Map 094<br>Parcel 117 |

# WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the Dorothy K. Bagley and Joseph J. Bagley Partnership, hereinafter called the Grantor, have bargained and sold, and by these presents does transfer and convey unto PM Rentals, an Illinois general partnership, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 6-A on the Plan of River Hills Industrial Park, Section Two, of record in Book 4460, Page 117, Register's Office for Davidson County, Tennessee, described as follows:

> Said Lot No. 6-A fronts 160 feet on the north side of Clovernook Drive and extends back 291.97 feet on its easterly line and 289.49 feet on its westerly line to the right-of-way of the L & N Railroad on which it measures 160.04 feet.

BEING the same property conveyed to Homer T. Bagley and Joseph A. Bagley, a partnership by Deed from Riverhills, Inc., of record in Book 4655, Page 439, Register's Office for Davidson County, Tennessee. The said Homer T. Bagley died on February 28,1989. The partnership documents on file with the preparer of this instrument indicate the partnership interest originally held by Homer T. Bagley was transferred by amendment to the partnership dated February 23, 1993 to Dorothy K. Bagley and the name of the partnership was changed to the Dorothy K. Bagley and Joseph A. Bagley, a partnership by Quitclaim Deed of record in Book 8877, Page 312, Register's Office for Davidson County, Tennessee. The partnership interest held by Dorothy K. Bagley having since been assigned to The Dorothy K. Bagley Trust, Dorothy K. Bagley, Trustee.

This is improved property, known as 501 Cave Road, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached **Exhibit "A"**; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Dorothy K. Bagley, the individual, has joined in the execution of this Deed as former partner, in recognition that the name of the partnership includes her individual name, and to express her consent to this sale by the partnership.

IN WITNESS WHEREOF, the Grantor has executed this instrument this fifteenth day of October, 2003.

DOROTHY K. BAGLEY AND JOSEPH A. BAGLEY
a Tennessee general partnership

By: Dorothy K. Bagley, Trustee
Dorothy K. Bagley, Trustee for Dorothy K. Bagley Trust, Partner

By: Joseph A Bagley
Joseph A. Bagley, Partner

By: Dorothy K. Bagley
Dorothy K. Bagley, individually as former Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Dorothy K. Bagley, Trustee for the Dorothy K. Bagley Trust and Joseph A. Bagley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Partners of the Dorothy K. Bagley and Joseph A. Bagley Partnership, the within named bargainor, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Dorothy K. Bagley and Joseph A. Bagley Partnership, by themselves as such Partners.

WITNESS my hand and official seal, this fifteenth day of October, 2003.

NOTARY PUBLIC

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorothy K Bagley, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this fifteenth day of October, 2003.

NOTARY PUBLIC

My Commission Expires: 4/10/05

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

**Exhibit "A"**

**Permitted Exceptions**

1. County Taxes for 2004 and subsequent years, a lien, but not yet due and payable. Map 094, Parcel 117

2. The Plan of record in Book 4460, Page 117, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

3. Easements to Tennessee Power Company of record in Book 437, Page 45, Book 437, Page 46, said Register's Office.

4. Grant of Transmission Line Easements of record in Book 1163, Page 167 and Book 1174, Page 42, said Register's Office.

5. Abstract of Trust of Dorothy K. Bagley of record in Book 8880, Page 779, said Register's Office.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

John W Payne
Affiant

Subscribed and sworn to before me this
15th day of October, 2003.

Notary Public

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My commission expires: 4/10/05

Comm. Expires 04/10/05