This Instrument Prepared By:
Harris A. Gilbert
WYATT, TARRANT & COMBS
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203-1423
615.244.0020

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/03 15:45 8pgs
Fees:43.00 Taxes:2294.00
20031103-0161112

Address New Owner(s)	Send Tax Bills To:	Map & Parcel
David C. Watkins, Jr. and wife, Karen R. Watkins 6060 Vanderbilt Road Old Hickory, TN 37138	Same	Tax Map 94 Parcel 37

FOR AND IN CONSIDERATION of the sum of Six Hundred Twenty Thousand and No/100 ($620,000.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, we, Gigi Becky Lu Edenfield Pereira and husband, Joao V. Pereira, and Helen E. Morris, now known as Helen E. Davis ("Grantors"), have bargained and sold and do hereby transfer and convey unto David C. Watkins, Jr. and wife Karen R. Watkins ("Grantees"), Grantees' heirs and assigns, a certain tract of land located in Davidson County, Tennessee, the property description being set forth on Exhibit "B", attached hereto and incorporated by reference, and described therein (the "Property"), according to a survey made by R. Scott Cherry, R.L.S., #1512, Cherry Land Surveying, Inc., Nashville, Tennessee, 622 West Iris Drive, Nashville, TN 37204, and dated March 11, 2002.

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

AND Grantors do hereby covenant with Grantees that Grantors are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for encumbrances attached hereto as Exhibit "A". Grantees agree to assume said matters as listed on said Exhibit A.

Joao V. Pereira, the husband of Gigi Becky Lu Edenfield Pereira, joins in this conveyance to waive any marital interest he may have in the subject property. This Property is commercial property and is located at 1416 Lebanon Pike, Nashville, Tennessee, and is not the marital residence of either Grantor.

This Deed is being executed in counterpart.

AND Grantors do further covenant and bind their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantors, but no further or otherwise.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 27th day of October 2003.

GRANTORS:

Gigi Becky Lu Edenfield-Pereira
Gigi Becky Lu Edenfield Pereira

Joao V. Pereira

Helen E. Davis, by her Attorney In Fact,
Edward Edenfield III
Helen E. Davis, by her Attorney In Fact,
Edward Edenfield, III

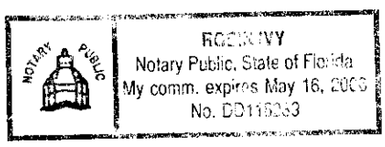
STATE OF FLORIDA)
)
COUNTY OF LEE)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared the within named GIGI BECKY LU EDENFIELD PEREIRA, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by her for the purposes therein contained by signing her name.

WITNESS my hand and seal in the aforesaid state and county this 27th day of October 2003.

NOTARY PUBLIC

My Commission Expires:
5/16/06



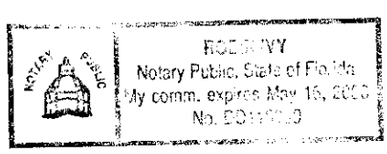
STATE OF FLORIDA)
)
COUNTY OF LEE)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared the within named JOAO V. PEREIRA, to me known to be the person described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed by him for the purposes therein contained by signing his name.

WITNESS my hand and seal in the aforesaid state and county this 27th day of October 2003.

NOTARY PUBLIC

My Commission Expires:
5/16/06



STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Thomas A. Gilbert a Notary Public in and for said State and County duly commissioned and qualified, Edward EDENFIELD, III, AS ATTORNEY IN FACT ON BEHALF OF HELEN E. MORRIS, NOW KNOWN AS HELEN E. DAVIS, to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Helen E. Morris, now known as Helen E. Davis, and who acknowledged that such person executed the same as the free act and deed of Helen E. Morris, now known as Helen E. Davis.

WITNESS my hand, at office, this 31st day of November, 2003.

Thomas G. Gilbert
NOTARY PUBLIC

My Commission Expires: 3/21/05



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The total amount of consideration for this transfer or the value of the property is $620,000.00.

Helen E. Davis, by her Attorney in fact,
Edward Edenfield III
AFFIANT

Subscribed and sworn to before me, this 3rd day of November 2003.

NOTARY PUBLIC

My Commission Expires:
3/24/05

Exhibit A

ENCUMBRANCES

1. Metropolitan Davidson County taxes for 2003 on Map/Parcel 94-37, which are being prorated as of the date of closing.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5097, page 829, Davidson County Register's Office.

EXHIBIT B

PROPERTY DESCRIPTION BY SURVEY

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey prepared by R. Scot Cherry, R.L.S., #1512, Cherry Land Surveying, Inc., Nashville, Tennessee, 622 West Iris Drive, Nashville, TN 37204, and dated March 11, 2002:

Beginning at an existing iron rod at the intersection of the westerly property line of the property of Sanders Manufacturing, Inc., as of record in Deed Book 6753, Page 997, at the Register's Office for Davidson County, Tennessee, and the northerly right-of-way line of Lebanon Pike, 85 feet in width;

Thence with the northerly right-of-way line of Lebanon Pike, South 76 Deg 40 Min 13 Sec West, 160.57 feet to an existing iron pipe at a corner common with the property of Joslin Sign and Maintenance Company, as of record in Deed Book 7679, Page 101, at the Register's Office for Davidson County, Tennessee, also being Lot Two of the Robert J. Joslin Property Two Lot Subdivision, as of record in Plat Book 5190, Page 602, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Lebanon Pike with the easterly property line of Joslin Manufacturing Company, North 01 Deg 52 Min 00 Sec East, 272.25 feet to an iron rod set;

Thence with the northerly property line of Joslin Manufacturing Company, North 88 Deg 06 Min 08 Sec West, 98.46 feet to an iron rod set in the easterly property line of the property of AA Property Holdings, Inc., as of record in Deed Book 10298, Page 63, at the Register's Office for Davidson County, Tennessee, also being Lot One of said Robert J. Joslin Property Two Lot Subdivision;

Thence with the easterly property line of AA Property Holdings, Inc., North 01 Deg 52 Min 00 Sec East, 315.05 feet to a P.K. nail set in the southerly property line of the property of Anglo American Property Holdings, Inc., as of record in Deed Book 8589, Page 96, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Anglo American Property Holdings, Inc., North 78 Deg 56 Min 45 Sec East, 260.00 feet to a P.K. nail set;

Thence with the westerly property line of Anglo American Property Holdings, Inc. and the westerly property line of said Sanders Manufacturing, Inc., South 01 Deg 52 Min 00 Sec West, 603.40 feet to the point of beginning. Containing 126,142 Square Feet (2.896 Acres more or less).

Bearings based on Deed Book 4274, Page 686, at the Register's Office for Davidson County, Tennessee.

PROPERTY DESCRIPTION (continued)

BEING the same property conveyed to F. Ray Edenfield, by deed of record in Book 4274, page 686, Register's Office for said County, the said F. Ray Edenfield having since died. The Will of F. Ray Edenfield of record in Will Book 127, page 356, Davidson County Probate Court Clerk's Office and of record in Book 5464, page 930, said Register's Office devised the subject property to Ernest Edenfield, James V. Edenfield, Becky Lu Edenfield and Helen E. Morris, the said Ernest Edenfield and James V. Edenfield having since died. The interest of Ernest Edenfield was conveyed by Linda Randolph, his sole heir at law, to Gigi Becky Lu Edenfield Pereira and Helen E. Davis by deed of record as Instrument No. 20030108-0003240, said Register's Office. The interest of James V. Edenfield was conveyed by Ann Edenfield, his sole heir at law, to Gigi Becky Lu Edenfield Pereira and Helen E. Davis by deed of record as Instrument No. 20030108-0003248, said Register's Office.