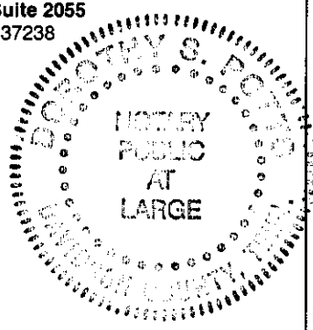
First American Title Insurance Company

315 DeaderickStreet, Suite 2055
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 01/16/04 13:32 4pgs
Fees:23.00 Taxes:832.50

20040116-0006986



My Commission Expires

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Charles Gregory Smith
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January, 2004.

Dorothy S. Potts
NOTARY PUBLIC

My Commission expires: 9-22-07

THIS INSTRUMENT PREPARED BY:

William L. Rosenberg, 315 Deaderick Street Suite 2055, Nashville, TN 37238

NAME ADDRESS

NAME & ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
JDJ Enterprises Incorporated	Same	149-00-0-169.00
(NAME) 1312 Sweetwater Drive	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 (ten dollars) cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Star Investments, a Tennessee general partnership, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JDJ Enterprises Incorporated, hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit A attached hereto for legal description.

unimproved (xx)
This is improved ( ) property, known as
2737 Murfreesboro Road, Antioch, TN 37013
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of January, 2004.

Star Investments, a Tennessee general partnership
By: Doyle R. Monday
Doyle R. Monday, General Partner

Charles Gregory Smith
Charles Gregory Smith

STATE OF TENNESSEE }
County of Davidson }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Doyle R. Monday and Charles Gregory Smith, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the general partners of Star Investments, a Tennessee general partnership, the within named bargainor, a partnership, 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 the partnership by themselves as such partners.

Witness my hand and official seal at office this 15th day of January, 2004.

Dorothy S. Potts
Notary Public

My Commission expires:
9-22-07

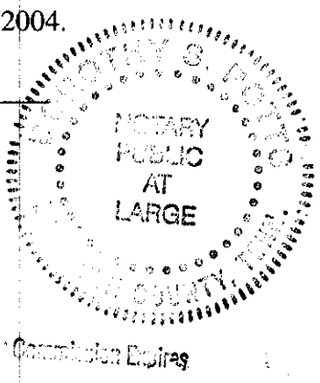


Exhibit A

Land lying and being in Davidson County, Tennessee, being Lot No. 4 on the plan of Revision One Priest Lake Investments, of record in Book 9700, page 412, Regsiter's Office for Davidson County, Tennessee (R.O.D.C.). As described according to a survey prepared by Christie A. Jenkins, Jenkins and Jenkins Land Surveying, RLS No. 1719, dated April 22, 2003 as follows:

Beginning at an iron rod and being a common corner with the Conard property as of record in Deed Book 7446, page 317, R.O.D.C. and being on the southern right of way of Murfreesboro Pike;
Thence with said right of way, N 47 deg. 56 min. 28 sec. W a distance of 63.59 feet to an iron rod and being a common corner with the Creager property as of record in Deed Book 9517, page 440, R.O.D.C.;
Thence with the Creager property, S 50 deg. 50 min. 51 sec. W a distance of 241.03 feet to an iron rod;
Thence, S 50 deg. 15 min. 39 sec. W a distance of 165.57 feet to an iron rod being on the SUSA, Tn northern property line as of record in Instrument No. 2000001100002857, R.O.D.C.;
Thence with the SUSA, Tn property, S 39 deg. 09 min. 16 sec. E a distance of 148.03 feet to an iron rod;
Thence, N 54 deg. 10 min. 31 sec. E a distance of 24.17 feet to a concrete monument and being a common corner with the Mark A. Elmore, Jr., Trustee property as of record in Deed Book 7728, page 482, R.O.D.C.;
Thence with the Elmore Trustee property, N 53 deg. 25 min. 11 sec. E a distance of 166.39 to an iron rod;
Thence, N 51 deg. 42 min. 14 sec. E a distance of 95.22 feet to a P.K. Nail in asphalt and being a common corner with the Conard property;
Thence with the Conard property, N 48 deg. 20 min. 56 sec. W a distance of 100.00 feet to an iron rod;
Thence, N 51 deg. 26 min. 59 sec. E a distance of 146.73 feet to the point of beginning.

Being the same property conveyed to Priest Lake Storage, LLC, a Tennessee limited liability company by Quitclaim Deed from DRM Realty, LLC, a Tennessee limited liability company of record in Book 9666, page 951, Register's Office for Davidson County, Tennessee; and the said Priest Lake Storage, LLC having been merged into Star Investments, a Tennessee general partnership by Articles of Merger of record as Instrument No. 200001130004556, said Register's Office.

EXHIBIT B

ENCUMBRANCES

This conveyance subject to:

1. Taxes and assessments for the year 2004 and subsequent years.
2. All matters as shown on the plat of record in Plat Book 9700, page 412, Register's Office for Davidson County, Tennessee.
3. Storm Water Detention Agreement of record in Book 6949, page 703 in the Register's Office, Davidson County, Tennessee.
4. Easement(s) of record in Book 7593, page 472 in the Register's Office, Davidson County, Tennessee.
5. Storm Water Detention Agreement of record in Book 9668, page 641 in the Register's Office, Davidson County, Tennessee as corrected by Easement Agreement of record in Book 10635, page 964, said Register's Office.
6. Easement Agreement of record in Book 10635, page 966 in the Register's Office, Davidson County, Tennessee.
7. Easement(s) of record in Book 10353, page 277 in the Register's Office, Davidson County, Tennessee.
8. Easement contained in that certain Memorandum of Lease between Priest Lake Storage, LLC, a Tennessee limited liability company, Lessor, and Contel Cellular of Nashville, Inc., a Washington corporation, Lessee, recorded in Book 10410, page 646 Register's Office for Davidson County, Tennessee, as amended by Amended and Restated Memorandum of Lease of record in Book 10499, page 131, said Register's Office.
9. Easement Agreement of record in Book 10499, page 138 in the Register's Office, Davidson County, Tennessee.
10. Declaration of Restrictive Covenant of record in Book 9595, page 845, Register's Office for Davidson County, Tennessee.