318
FAT

First American Title Insurance Company
315 DeaderickStreet, Suite 2055
Nashville, Tennessee 37238

PICK-UP

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $108,500.00.

Bill Pinson
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February, 2004.

Dorothy S. Potts
NOTARY PUBLIC

My Commission expires: 9-22-07

My Commission Expires

THIS INSTRUMENT PREPARED BY:
William L. Rosenberg, Attorney, 315 Deaderick Street Suite 2055, Nashville, TN 37238

NAME	ADDRESS

NAME & ADDRESS OF OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Pinson Properties, LLC Scojo Properties, LLC	Same	079-00-0-096.00
(NAME)	(NAME)	
P.O. Box 90689		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

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

Larry Wiggs, Jeff Bohan and Burl Haun

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

Pinson Properties, LLC, a limited liability company, and Scojo Properties, LLC, a limited liability company,

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

Davidson County DEEDWARR
Recvd: 03/03/04 13:45 4pgs
Fees:23.00 Taxes:401.45
20040303-0024178

This is unimproved (X) improved ( ) property, known as Cockrill Bend Circle, Nashville, TN
(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 26th day of February, 2004.

Larry Wiggs

Jeff Bohan

Burl Haun

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Larry Wiggs, Jeff Bohan, and Burl Haun, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of February, 2004.

My Commission expires: 9-22-07

Dorothy D Potts
Notary Public

STATE OF TENNESSEE }
County of }

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

Witness my hand and official seal at office this _____ day of _____, 20____.

My Commission expires:

_____ _____
Notary Public

Exhibit A

A certain tract or parcel of land lying in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Resubdivision of Lot No. 9 Cockrill Bend Industrial Complex, Section 8, as of record in Instrument No. 20010108-0001978, Register's Office for Davidson County, Subdivision No. 2001S-005U-07, being more particularly described as follows:

Beginning on the southeasterly right of way of Cockrill Bend circle at the common corner of Lots No. 1 and No. 2; thence continuing with said right of way with a curve to the left with a delta of 15 deg. 39 min. 50 sec., a radius of 695.00 feet and an arc length of 190.00 feet to the most northerly corner of Lot No. 2; thence S 61 deg. 07 min. 09 sec. E, 337.02 feet to the common rear corner of Lot No. 2 and Lot No. 8, on the Plan of Resub Lots 8 & 9 Cockrill Bend Industrial Complex, as of record in Plat Book 6050, page 517, Register's Office for Davidson County, Tennessee; thence S 15 deg. 35 min. 00 sec. W, 179.97 feet to the common corner of Lots No. 1 and No. 2; thence with the common line of said lots N 61 deg. 06 min. 46 sec. W, 306.19 feet to the southeasterly right of way of Cockrill Bend Circle and the point of beginning, containing 1.27 acres, more or less.

Being the same property conveyed to Larry Wiggs, Jeff Bohan and Burl Haun by Warranty Deed from Gina Chiharu Latendresse and John Robert Latendresse, II, Co-Executors of the Estate of John R. Latendresse of record in Instrument No. 20010206-0011834, Register's Office for Davidson County, Tennessee.

ENCUMBRANCES

This conveyance subject to:

1. Taxes for the year 2004.
2. All matters as shown on the plat of record in Instrument No. 20010108-0001978, Register's Office for Davidson County, Tennessee
3. Declaration of Restrictions and Covenants of Cockrill Bend Industrial Complex Metropolitan Port Authority of record in Book 6823, page 645, Register's Office for said County.
4. Declaration of Covenants, Conditions & Restrictions of record in Book 6266, page 279, Register's Office for said County.
5. Declaration of Covenants, Conditions & Restrictions of record in Book 6798, page 309, Register's Office for said County.