PICK-UP

SPECIAL WARRANTY DEED

This instrument was prepared by:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

Davidson County DEEDWARR
Recvd: 06/02/04 15:19 3pgs
Fees:18.00 Taxes:1058.20
20040602-0064753

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
IFP Realty, LLC		80-70 & 80-61
243 Royal Drive		
Madison, Alabama 35758		

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $286,000.00.

R. A. Davidson Member
Affiant

Sworn to and subscribed before me this the 2nd day of June, 2004.

Jennifer Reynolds
Notary Public

JENNIFER REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/28/2006

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, D&S Holdings, LLC, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto IFP Realty, LLC, hereinafter referred to as Grantees, their 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 certain real property known as Lots 8A and 8B on the re-subdivision of Lot 8, Laroche Industrial Park of record in Plat Book 9700, page 278 in the Register's Office for Davidson County, Tennessee being more particularly described as follows:

Lot No. 8A

Beginning at a point on the westerly margin of Linder Industrial Drive, said point being a common front corner with Lot 8B, described herein; thence running along the easterly margin of Linder Industrial Drive in a northerly direction around a curve to the left with a delta of 9° 49' 37", a radius of 330 feet, an arch of 56.60 feet, a chord of 56.53 feet, a chord bearing of North 11° 42' 46" east, a distance of 28.37 feet to a point to an iron rod; thence leaving the margin of Linder Industrial Drive in a westerly direction along a curve to the right with a delta of 17° 07' 47", a radius of 741.23 feet, an arch of 221.61 feet, a chord of 220.78 feet, a chord bearing of South 85° 46' 03" east, a distance of 111.64 feet to a point; thence running in a southerly

direction South 28° 12' 00" west, a distance of 142.87 feet to an iron rod, being a common rear corner with Lot 8B, described herein; thence running North 61° 48' 00" west, a distance of 185.70 feet to a point on the margin of Linder Industrial Drive, being point of beginning.

Lot No. 8B

Beginning at a point on the westerly margin of Linder Industrial Drive; thence running along said margin of Linder Industrial Drive around a curve to the left with a delta of 16° 55' 40", a radius of 330 feet, an arch of 97.50 feet, a chord of 97.14 feet, a chord bearing North 25° 5' 24" east, a distance of 49.11 feet to a point, said point being a common front corner with Lot 8A; thence running along the common boundary with said Lot 8A, South 61° 48' 00" east, a distance of 185.70 to an iron rod; thence running South 28° 12' 00" west, a distance of 97.0 feet to a point; thence running North 61° 48' 00" west a distance of 180.43 feet to a point on the westerly margin of Linder Industrial Drive, said being point of beginning.

Being the same property conveyed to D&S Holding, LLC by Warranty Deed from Laroche Industries, Inc. of record in Book 10162, page 147, Register's Office for Davidson County, Tennessee.

The following portion of the premises contained in the legal description appearing above hereto shall remain in the exclusive possession of D&S Holdings, LLC, its heirs, successors and assigns, and shall not be subject to any liens, encumbrances, mortgages, deeds of trust, of any type or nature of the owner of the underlying fee, with the exception of the proportion of real property taxes applicable to the premises, so long as a transmission tower is operating from the premises. Should a transmission tower cease to be operated on the premises for a period of six (6) months, then the portion of the premises described hereafter shall revert to and become the sole property of the holder of the underlying fee estate of lot number 8B free and clear of any claims or encumbrances:

Land in Davidson County, Tennessee being a portion of Lot 8B on the re-subdivision of Lot 8, Laroche Industrial Park of record in Plat Book 9700, page 278 in the Register's Office for Davidson County, Tennessee being more particularly described pursuant to a survey of Phillip Holmes, surveyor unrecorded dated May 7, 2004 and being more particularly described as a cell tower easement 50x50 feet more or less as reflected on said plat and an identified 35 foot ingress easement/egress easement both of record and more particularly described in an Instrument of record in Book 10959, page 776 in the Register's Office for Davidson County, Tennessee to which document reference is hereby made for a more particular description.

The premises are subject to Easements of record the plan of record in Book7900, Page 278, RODC.

The premises are subject to a Memorandum of Lease of record in Book10959, Page 776, RODC.

Subject to real property taxes for 2004, a lien not yet due and payable.

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 successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 7th day of April, 2004.

D&S HOLDINGS, LLC

BY: Glynn Dowdle - Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County, aforesaid, personally appeared Glynn Dowdle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be Chief Manager of **D&S HOLDINGS, LLC**, the within named bargainor, a Limited Liability Company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Chief Manager.

WITNESS my hand and seal at office in Nashville, Davidson County, Tennessee, this the 2nd day of June, 2004.

Jennifer Reynolds
Notary Public

My Commission Expires: 1/28/2006

JENNIFER REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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