PICK-UP

THIS INSTRUMENT PREPARED BY:
Van P. East, III
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 07/01/04 16:11 4pgs
Fees:23.00 Taxes:4514.00
20040701-0078796

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Turner Group, L.P. 4315 Hurricane Creek Boulevard Antioch, TN 37013	New Owner	Map/Parcel #: 175-149

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, William D. Fields ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Turner Group, L.P., a Tennessee limited partnership ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows (the "Property"):

> LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of the Resubdivision of Lot 6, Jackson Business Park, as of record in Book 6200, page 985, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to William D. Fields by Limited Warranty Deed of Record in Book 9533, page 213, Register's Office for Davidson County, Tennessee.
>
> This is improved property located at 3025 Owen Drive, Antioch, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property is fee simple, that Grantor has a good and lawful right to convey the Property and that the Property is unencumbered except as herein set forth to the contrary. Grantor further covenants and binds himself, his heirs and personal representatives, to warrant and forever

defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever; provided, however, that this conveyance is subject to the following:

1. A lien for all real property taxes and assessments for the year 2004, which have been prorated and assumed by Grantee;

2. Storm Water Detention Agreement of record in Book 9994, page 24, Register's Office for Davidson County, Tennessee;

3. Declaration of Protective Covenants for Jackson Business Park of record in Book 6060, page 449, Register's Office for Davidson County, Tennessee;

4. Easements to Metropolitan Government of Nashville and Davidson County, as set forth in instrument of record in Book 6109, page 330, Register's Office for Davidson County, Tennessee;

5. Deed of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 10131, page 877, Register's Office for Davidson County, Tennessee; and

6. All matters shown on the plat of record in Book 6200, page 985, Register's Office for Davidson County, Tennessee.

Bette Fields, being the wife of Grantor, hereby joins in the execution of this General Warranty Deed for the purposes of waiving and conveying any marital and inheritance rights she may have in the Property.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed on this the 15 day of July, 2004, and Bette Fields has executed this General Warranty Deed on this the 15 day of July, 2004.

GRANTOR:

WILLIAM D. FIELDS

BETTE FIELDS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON) John M. Baird

Personally appeared before me, ~~Carolyn S. Stegner~~, a Notary Public for the State and County aforesaid, William D. Fields, 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, at office, this 1st day of July, 2004.

~~Carolyn S. Stegner~~
Notary Public

My commission expires: 3/27/08

My commission expires: 1-28-06

JOHN M. BAIRD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Carolyn S. Stegner, a Notary Public for the State and County aforesaid, Bette Fields, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of July, 2004.

Carolyn S. Stegner
Notary Public

My commission expires: 3/27/08

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One Million Two Hundred Twenty Thousand and No/100 Dollars ($1,220,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 1st day of July, 2004.

Notary Public

My Commission Expires: ~~3-22-05~~ 1-28-06

JOHN M. BAIRD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.