[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
C.C. Elliott Jr.	New Owner	Part of Map 94
Elliott Crane Service, Inc.		Parcel 143.00, 175.00, 177.00 and 181.00
215 River Hills Drive Nashville, TN 37215		26b 11896

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

Davidson County DEEDWARR
Recvd: 07/19/04 15:24 4 pgs
Fees:23.00 Taxes:1473.90
20040719-0086036

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **D & C Partners, a Tennessee General Partnership and Diane Davidson Dioguardi** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **C.C. Elliott, Jr.** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 1 on the Resubdivision of River Hills Industrial Park, Sections 24, 26 and 27of record in Instrument Number 200406280076355, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being part of the same property conveyed to D & C Partners, a general partnership by deeds of record in Book 6270, page 431, Book 7333, page 873, and Book 7333, page 876, said Register's Office and being part of the same property conveyed to Diane Davidson Dioguardi by deed of record in Instrument Numbers 20010110-0003192 and 20030428-0056250, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to C.C. Elliott, Jr. aka Cecil C. Elliott, Jr. by deeds of record in Book 6971, page 883, and Book 8191, page 821, said Register's Office.

This conveyance is subject to the following:

1. Taxes for the year 2004 and subsequent years.
2. Plan of record in Instrument Number 200406280076355, said Register's Office.

This is unimproved property commonly known as Lot No. 1 Resubdivision of River Hills Industrial Park, Sections 24, 26 and 27, Nashville, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $398,350.00.

Affiant

Subscribed and sworn to before me this 9th day of June, 2004.

Notary Public

ROBERT JOHN NOTESTINE
NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE
MY COMMISSION EXPIRES SEP. 24, 2005

My Commission Expires: _____

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9 day of ~~June~~ July 2004.

D & C Partners, A Tennessee General Partnership
By: Betsy Cameron
Betsy Cameron, general partner
By: _____
Michael Dioguardi, general partner
By: Diane Davidson Dioguardi
Diane Davidson Dioguardi, general partner and individually

Winston C. Hickman Family Partnership, general partnership
By: _____

Ernest D. Taylor Family Partnership, general partnership
By: Ernest D. Taylor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Betsy Cameron with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the general partner of D & C Partners, a Tennessee General Partnership and that she as such general partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as general partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of June, 2004.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mike Dioguardi with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the general partner ofD & C Partners, a Tennessee General Partnership and that he as such general partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of July, 2004.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Diane Davidson Dioguardi with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the general partner of D & C Partners, a Tennessee General Partnership and that she as such general partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by herself as general partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of ~~June~~ July, 2004.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Diane Davidson Dioguardi with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of ~~June~~ July, 2004.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Winston Hickman with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he self to be the general partner of Winston C. Hickman Family Partnership, and that he/she as such General Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by Winston as General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of ~~June~~ July, 2004.

Notary Public

My Commission Expires: ROBERT JOHN NOTESTINE NOTARY PUBLIC, DAVIDSON COUNTY, TENNESSEE MY COMMISSION EXPIRES SEP. 24, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Ernest D. Taylor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the general partner of Ernest D. Taylor Family Partnership, and that he/she as such General Partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of June, 2004.

Notary Public

My Commission Expires: [illegible] NOTESTINE DAVIDSON COUNTY, TENNESSEE [illegible] EXPIRES SEP. 24, 2005

