FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~400,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of October, 2004

Notary Public:

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 10/21/04 15:56 2pgs
Fees:13.00 Taxes:1480.00
20041021-0127069

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
The Louanne Bakich Koch	NEW OWNER	Map Part of Map 69
2778 West 29th Ave.		Group
Eugene, OR 97405		Parcel 94

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

David C. Allen, unmarried and Lisa K. Creasy, unmarried

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

The Louanne Bakich Koch Revokable Trust

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

A tract of land containing 5.799 Acres (252,636 Sq. Ft.), more or less and being located in the North Half (N1/2) of Tract 2 of a Resubdivision of Parcels "A" and "B", Hydes Ferry Pike Industrial Park per a plat prepared by Turner Engineering Company, Incorporated designated Job Number 34-64, dated June 30, 1995, and being within the 1st Civil District of Davidson County, Tennessee, and being more particularly described as follows, to wit:

BEGINNING at a concrete monument marking the Southeast corner of Tract 2 of the Resurvey of Parcels "A" and "B", Hydes Ferry Pike Industrial Park, said monument also being on the Westerly right-of-way line of Jordonia Station Road, as now laid out and in use May, 2001; thence run North 03 degrees 00 minutes 00 seconds East along the said Westerly right-of-way line for a distance of 361.83 feet to an iron rod with cap and the POINT OF BEGINNING for the property herein described; thence leaving the said Westerly right-of-way line run North 87 degrees 00 minutes 00 seconds West for a distance of 592.30 feet to an iron rod with cap and the Easterly right-of-way line of Industrial Parkway, as now laid out and in use, May 2001; thence run North 03 degrees 21 minutes 58 seconds East along the said Easterly right-of-way line for a distance of 207.79 feet to a found concrete monument; thence run North 06 degrees 14 minutes 08 seconds East along the said Easterly right-of-way line for a distance of 195.26 feet to a found concrete monument; thence run along a curve to the right having a radius of 50.00 feet for a length of 17.88 feet, said curve having a chord bearing and distance of North 13 degrees 32 minutes 48 seconds East - 17.79 feet to a found concrete monument on the Southerly right-of-way of Hydes Ferry Pike, as now laid out and in use, May 2001; thence run South 88 degrees 58 minutes 26 seconds East along the said Southerly right-of-way line for a distance of 91.81 feet to a found right-of-way marker; thence run South 83 degrees 47 minutes 24 seconds East along the said Southerly right-of-way line for a distance of 201.81 feet to a found right-of-way marker; thence run North 52 degrees 24 minutes 33 seconds East along the said Southerly right-of-way line for a distance of 59.72 feet to a found iron rod; thence run South 86 degrees 42 minutes 00 seconds East along the said Southerly right-of-way line for a distance of 178.97 feet to a found concrete monument; thence run along a curve to the right having a radius of 50.00 feet for a length of 78.28 feet, said curve having a chord bearing and distance of South 41 degrees 51 minutes 00 seconds East - 70.53 feet to a found concrete monument on the said Westerly right-of-way line; thence run South 00 degrees 08 minutes 00 seconds West along the said Westerly right-of-way line for a distance of 200.25 feet to a found concrete monument; thence run South 03 degrees 00 minutes 00 seconds West along the said Westerly right-of-way line for a distance of 200.01 feet to the POINT OF BEGINNING. This description was prepared from a survey performed by Maptech, Inc. under the direction of John W. Burke, Registered Land Surveyor, Tennessee Registration No. 87, dated May 14, 2001.

BEING the same property conveyed to David C. Allen and Lisa K. Creasy by Quitclaim Deed from W.C. Allen and wife, Irene N. Allen, of record in Book 9616, Page 684, Register's Office for said County. See also Quitclaim Deed of record in Book 8000, Page 868 and deed of record in Book 5619, Page 881 and Book 4256, Page 427, said Register's Office.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and paid by the Grantors; and (2) Sanitary Sewer Easement of record in Book 6733, Page 891 and Water and Sewer Easement to Metro. Government of record in Book 7097, Page 76 and Page 110, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions

and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4433 Ashland City Hwy., Nashville, TN 37218

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 20th day of October, 2004.

David C. Allen

Lisa K. Creasy

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David C. Allen and Lisa K. Creasy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of October, 2004.

My Commission Expires: 1/29/05

Notary Public

PATRICIA NICHOLLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.