THIS INSTRUMENT PREPARED BY:

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PICK-UP

State of Tennessee)
County of Davidson)
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ 1,900,000.00.

Affiant

Subscribed and sworn to before, this the 30th day of November, 2004.

Notary Public

My Commission Expires: 12-16-07

LISA A. SMITH NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Name and Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
Garland Johnny W. Garland & Ellen Danette 801 Visco Drive Nashville, TN 37210	Johnny Garland 3502 Highway 43 North Ethridge, TN 38456	94-9, Parcel 9

WARRANTY DEED

For and in consideration of the sum of Ten and 00/100 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 JENKINS PROPERTIES, a Tennessee General Partnership, and CAROLYN C. OSBORN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto JOHNNY W. GARLAND and wife, ELLEN DANETTE GARLAND 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)

This is improved commercial property known as 801 Visco Drive, Nashville, Davidson County, Tennessee.

To have and to hold this 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. This conveyance is subject to all matters shown on the plan of record in Plat Book 3700, page 21, R.O.D.C., a 50 foot easement for electrical transmission line of record in Book 635, page 675, R.O.D.C., and that portion of the Property within the charter right of way of the Tennessee Central Railroad. 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.

Davidson County DEEDWARR
Recvd: 12/01/04 08:08 4pgs
Fees:23.00 Taxes:3700.00
20041201-0142650

Witness our hands this 24th day of November, 2004.

GRANTORS:

Carolyn C. Osborn
CAROLYN C. OSBORN

Joe A Osborn
JOE A. OSBORN, husband of Carolyn C. Osborn joins in this conveyance to also convey any and all right, title, or interest in the Property to Grantee.

JENKINS PROPERTIES
BY: Jack L. Jenkins
Jack L. Jenkins
TITLE: General Partner

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared JACK L. JENKINS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner of Jenkins Properties, the within named bargainor, a Tennessee general partnership, and that he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such partner.

Witness my hand and official seal at office this 30th day of November, 2004

Lisa A. Smith
Notary Public

My Commission Expires: 12-16-07

LISA A. SMITH
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

STATE OF TEXAS)
COUNTY OF TRAVIS)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **CAROLYN C. OSBORN,** the bargainor(s), 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 and official seal at office this 24th day of November, 20 04.

Marsha Emerson
Notary Public

My Commission Expires: 3-24-06

MARSHA EMERSON
MY COMMISSION EXPIRES
March 24, 2006

STATE OF TEXAS)
COUNTY OF TRAVIS)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JOE A. OSBORN,** the bargainor(s), 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 and official seal at office this 24th day of November, 20 04.

Marsha Emerson
Notary Public

My Commission Expires: 3-24-06

MARSHA EMERSON
MY COMMISSION EXPIRES
March 24, 2006

EXHIBIT A

Tract I: Being Lot No. 9 as shown on the Revised Plan of Visco Industrial Subdivision, Section One, of record in Plat Book 3700, page 21, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract 2: Beginning at a point in the south margin of Visco Drive, said point being the northwest corner of Lot No. 9 in Visco Industrial Subdivision, Section One, thence South 4 degrees 58 minutes East 79.95 feet to a point on the centerline of the pairs of wood poles carrying electric transmission lines lying in an easement of record in Book 635, page 675, Register's Office for Davidson County, Tennessee, thence North 13 degrees 09 minutes West 79 feet, more or less along said power line centerline to a point in the southerly margin of Visco Drive (extended westerly), thence in an easterly direction along the south margin of Visco Drive (extended) 12 feet, more or less, to the point of beginning.

Being the same property conveyed to Jack L. Jenkins and Carolyn C. Osborn, equally as tenants in common by Quitclaim Deed of record in Book 7685, page 193, Register's Office for Davidson County, Tennessee. The said Jack L. Jenkins having since conveyed one-half of his interest in the subject property to Mary Ann Jenkins by Quitclaim Deed of record in Book 8040, page 312, said Register's Office. The said Jack L. Jenkins and Mary Ann Jenkins having since conveyed their interest in the subject property to Jenkins Properties, L.P. by Quitclaim Deed of record in Book 8040, page 314, said Register's Office. The said Jenkins Properties, L.P. having since merged with and into Jenkins Properties, a Tennessee general partnership as evidenced by Certificate of Merger of record in Instrument No. 20000114005145, said Register's Office.