Davidson County DEEDWARR
Recvd: 08/10/05 09:08 2 pgs
Fees:13.00 Taxes:906.50
20050810-0094612

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Downside Risk Professional Properties, GP	New Owner	Map 60-4
217 West Maplewood Lane		Parcel 114.00
Nashville, TN 37207		12351

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

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, **William M. Coats** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **Downside Risk Professional Properties, GP**, (The "Grantees"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 5, as shown on the map entitled First Revision of Coats Industrial Park, of record as Instrument No. 20030107-0002916, Register's Office Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to William M. Coats, be deed of recrd in Instrument Number 20010711-0073877, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Plan of record in Instrument No. 20030107-0002916, said Register's Office.
3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6161, page 351, Register's Office.
4. Restrictive Covenants contain in Instrument No. 20021105-0135804, Register's Office.
5. Storm Water Detention Agreement of record as Instrument No. 20021125-0145932, Register's Office.

This is unimproved property commonly known as Lot 5, Coats Industrial Park, Nashville, Tennessee 37207

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 245,000.00.

Affiant

Subscribed and sworn to before me this 29th day of July, 2005.

Notary Public

My Commission Expires: 9/22/07

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

And Grantor does covenant with the said Grantees that the Grantor is 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 Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 29th day of July, 2005.

William M. Coats

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 **William M. Coats**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged he executed the within instrument.

WITNESS my hand and official seal at Nashville, Tennessee, this 29th day of July, 2005.

Notary Public

My Commission Expires: 9/22/07