ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Ed Dilts Christine Dilts 925 Myatt Industrial Dr. Madison TN 37115	New Owner	MAP and PARCEL 34-15 8

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Charles N. Parker, Sr., Trustee of the "Family Trust," a testamentary trust established pursuant to the Last Will and Testament of Marilyn Alice Baker, Docket No. 96657 in the Probate Court for Davidson County, Tennessee** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Ed Dilts and Christine Dilts, husband and wife** (the "Grantees"), Grantees' successors and assigns, a 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 No. 13 on the Plan of RIVERGATE INDUSTRIAL PARK as of record in Book 6250, Page 806, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

Being the same property conveyed to Hubert L. Baker and wife, Marilyn Baker, by deed from Richard L. Baker, Trustee, of record in Book 7424, Page 795, Register's Office for Davidson County, Tennessee. The said Hubert L. Baker conveyed his interest in the subject property to Marilyn A. Baker by Quitclaim Deed dated February 7, 1990, of record in Book 8042, Page 877, said Register's Office. The said Marilyn Baker, being one and the same person as Marllyn Alice Baker and Marilyn A. Baker, having since died and pursuant to the terms of her Last Will and Testament, Docket No. 96657, in the Probate Court for Davidson County, Tennessee, devised said property to the "Family Trust" established therein and appointed Charles N. Parker, Sr., as Trustee of said "Family Trust" with power to sell.

This is property with a common address of 925 Myatt Industrial Drive, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) The Plan of Record in Book 6250, Page 806, said Register's office and all matters therein; (3) Corps of Engineers' flowage easement described in Deed of record in Book 6663, Page 752, said Register's Office; (4) Reservation of a 30' utility easement for sewer, gas, water, and electricity in Book 6663, Page 752, said Register's Office; (5) Deed of Easement for Sewer Pipeline to The Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 6069, Page 377, said Register's Office; (6) Grant of Transmission Line Easement to United State of America of record in Book 6109, Page 267, said Register's Office; (7) Deed of Conveyance for sanitary sewer to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 7026, Page 930, said Register's Office.

Davidson County DEEDWARR
Recvd: 02/17/06 10:08 2 pgs
Fees:13.00 Taxes:279.39
20060217-0019202

[STATE OF TENNESSEE
[COUNTY OF Davidson
[The actual consideration or value, whichever is greater for this
[transfer is $75,512.00
[
[Affiant
[Subscribed and sworn before me this 16th day of February, 2006.
[
[My Commission Expires: 11/14/2009 Notary Public

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

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, Grantees' successors and assigns, forever.

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

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **16th** day of **February, 2006**.

Charles N. Parker, Sr. Trustee

Charles N. Parker, Sr., Trustee,
of the "Family Trust" a testamentary trust established
pursuant to the Last Will and Testament of
Marilyn Alice Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared CHARLES N. PARKER, SR., with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Trustee of the "Family Trust" a testamentary trust established pursuant to the Last Will and Testament of Marilyn Alice Baker, the within named bargainor, a testamentary trust, and that he as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the testamentary by himself as Trustee.

Witness my hand and official seal at office, this 16th day of February 2006.

Notary Public
My Commission Expires: 11/14/2009

CINDY S. SMITH STATE OF TENNSEESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 14, 2009

File No. 0602-014.wd