Davidson County Box 14-A
File No. 19618-6

Davidson County DEEDWARR
Recvd: 06/09/06 13:19 4 pgs
Fees:23.00 Taxes:6845.00
20060609-0068770

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JSS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Number:
Pioneer Industries, Inc. 3325 S. Garfield Avenue Commerce, California 90040	Pioneer Industries, Inc. 3325 S. Garfield Avenue Commerce, California 90040	Map 175-00-0, Parcel 145.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CARLTON D. BAKER ("Grantor") has bargained and sold, and hereby transfers and conveys, to PIONEER INDUSTRIES, INC., a California corporation, and its successors and assigns ("Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

This is improved property known as 3048 Owen Drive, Antioch, Tennessee 37103.

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

Grantor covenants that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds himself and his heirs and representatives to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth on Exhibit B.

IN WITNESS WHEREOF, the undersigned Grantor has executed ~~this instrument~~ as of the 8TH day of JUNE, 2006.

Carlton D. Baker

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, Carlton D. Baker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8TH day of JUNE, 2006.

Notary Public

My Commission Expires:

5/30/07

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $1,850,000.00.

Affiant

Sworn to and subscribed before me this 7TH day of JUNE, 2006.

Notary Public

My Commission Expires:

5/30/07

EXHIBIT A

Being Lot No. 3, on the subdivision plat of Section Three, Jackson Business Park Subdivision, of record in Plat Book 5200, page 559, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING THE SAME property conveyed to Carlton D. Baker by Deed from John H. Harland Company of record in Book 10936, page 91, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2006 and subsequent years, not yet due and payable. Tax Map 175-00-0, Parcel 145.00.

2. The Plat of record in Book 5200, page 559, Register's Office for Davidson County, Tennessee shows an Owner's Certificate and is subject to all matters as set forth therein.

3. Assignment of Sewer Taps of record in Book 6099, page 599, Register's Office for Davidson County, Tennessee.

4. Declaration of Protective Covenants of Jackson Business Park of record in Book 6060, page 449, Register's Office for Davidson County, Tennessee, said Covenants containing a provision for annual assessments.

5. Matters shown on ALTA Survey of Property of Carlton D. Baker, Lot 3, Section 3, Jackson Business Park Subdivision (Plat Book 5200, Page 559, Davidson County, TN), prepared by Arrowhead Survey, J. Mark Cantrell, Tennessee R.L.S. No. 1859, and date April 13, 2006.