PICK-UP

Davidson County DEEDWARR
Recvd: 06/13/06 15:21 4 pgs
Fees:23.00 Taxes:89.73
20060613-0070386

This Instrument Prepared By:
W. Lee Corbett, P.C.
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Scott & Sarah MacLeod 291 Granger View Circle Franklin, TN 37064	Same	Map 21 Part of Parcel 389

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Clarksville Investors Trust (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Scott MacLeod, and wife, Sarah MacLeod (collectively the "Grantee"), their heirs and assigns, certain real estate (the "Property") with all improvements thereon and appurtenances thereto situated in Davidson County, Tennessee, and described as follows:

Being a portion of the property deeded to Clarksville Investors Trust as shown in Book 9949, Page 12, Register's Office for Davidson County, Tennessee, and beginning at an iron pin (new) at the northwest corner of the Provision International, Inc. property as described in Deed Instrument No. QC200412160149847, Register's Office for Davidson County; thence along the east line of the Provision International, Inc. property as described in Deed Instrument No. DB200305290072833, Register's Office for Davidson County, thence N 04°51'09" E a distance of 100.45' to an iron pin (old); thence continuing along said line N 05°19'46" E a distance of 480.12' to an iron pin (new); thence along the remainder of the Clarksville Investors Trust property as described in Book 9949, Page 12, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, N 85°13'30" E a distance of 399.44' to an iron pin (new); thence S 01°00'49" E a distance of 450.00' to an iron pin (old) at the northeast corner of the first mentioned Provision International, Inc. property; thence along the north line of the Provision International, Inc. property S 70°37'27" W a distance of 486.67' to the point of beginning; containing 5.01 acres, more or less.

As part of this conveyance, the following described 25' ingress/egress/utility easement is granted (Easement No. 1):

Beginning at the northwest corner of the above described 5.01 acre tract, thence along

the east line of the Provision International, Inc. property as described in Instrument No. DB200305290072833, RODC, N 05°19'44" E a distance of 900.37' to the southwest corner of the Steven P. and Alice J. Waters property as described in Book 9637, Page 617, Register's Office for Davidson County; thence along the south line of Waters S 84°34'03" E a distance of 309.60' to the southeast corner of said Waters property, said point being in the west line of the Juanita Jefferson, Trustee property as described in Instrument No. QC-200508030091383; thence along the west line of said property S 04°29'36" W a distance of 25.00' to a point; thence along a line through the Clarksville Investors Trust property N 84°34'03" W a distance of 284.96' to a point; thence S 05°19'44" W a distance of 870.87' to a point in the north line of the above described 5.01 acre tract; thence along the north line of said tract S 85°13'30" W a distance of 25.39' to the point of beginning. **Being a portion of the property conveyed to the grantor by deed of record in Book 9949, Page 12, Register's Office for Davidson County, Tennessee.**

A 25' ingress/egress/utility easement described as follows, is also granted hereby (Easement No. 2):

Beginning at the southeast corner of the Steven P. and Alice J. Waters property as described in Book 9637, Page 617, Register's Office for Davidson County, thence along the east line of Waters N 11°53'55" E a distance of 415.00' to a point; thence continuing along Waters N 05°26'19" W a distance of 308.05' to a point in the south right-of-way of Old Clarksville Pike; thence along the south right-of-way of Old Clarksville Pike S 47°48'40" E a distance of 37.09' to a point; thence along a line through the Juanita Jefferson, Trustee property S 05°26'19" E a distance of 284.46' to a point; thence S 11°53'55" W a distance of 441.14' to a point; thence N 84°34'03" W a distance of 21.92' to a point in the east line of the Clarksville Investors Trust property as described in Book 9949, Page 12, Register's Office for Davidson County; thence along the east line of Clarksville Investors Trust N 04°29'36" E a distance of 25.00' to the point of beginning. **Being a portion of the property conveyed to Juanita Jefferson by instrument of record at Instrument No. QC-200508030091383, Register's Office for Davidson County, Tennessee.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, their heirs and assigns, forever.

The Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the said Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as follows:

Davidson County taxes for the year 2006, a lien, not yet due and payable.

This is improved property, known as part of Map 21, Parcel 389, Davidson County, Tennessee.

The Grantor further covenants to warrant and forever defend the title to the Property to the Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Juanita Jefferson, Trustee, joins in this conveyance in the purpose of conveying to the Grantee the easement herein referred to.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed this 12th day of June, 2006.

, Trustee

Jeffrey Richfield, individually and as Substitute Trustee of Clarksville Investors Trust

Juanita Jefferson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **Jeffrey Richfield,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND at office, this 12th day of June, 2006.

ELIZABETH HOCKENGA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN 23 2010

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of the said county and state, **Jeffrey Richfield,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Substitute Trustee of Clarksville Investors Trust, the within named bargainor, and that such person, as such Substitute

Trustee, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the trust by such person as such Substitute Trustee.

Witness my hand and seal this 12th day of June, 2006.



Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, an official Notary Public of the said county and state, **Juanita Jefferson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND, this office, this 12th day of June, 2006.



Notary Public

My Commission Expires: _____

The actual consideration or value, whichever is greater, for this transfer is $24,250.00.

Affiant

Sworn to and subscribed before me this 12th day of June, 2006.



Notary Public

My Commission Expires: _____