Davidson County DEEDWARR
Recvd: 10/31/06 15:43 4 pgs
Fees:23.00 Taxes:3391.61
20061031-0135277

Prepared By:
NEAL & HARWELL, PLC
2000 One Nashville Place
150 Fourth Avenue, North
Nashville, Tennessee 37219
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
TOAN, LLC 2415 Vineyard Ave Escondido, Ca. 92029-1222	Same	# 79 / 55

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged **CONNIE PERKINS, TRUSTEE OF THE JEROME C. HENSON, III GST TRUST,** and **CONNIE PERKINS, TRUSTEE OF THE JEROME C. HENSON, III NON-GST TRUST**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **TOAN, LLC**, a California limited liability company, the GRANTEE herein, its heirs, successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Resubdivision of Lots 1 and 2 of Section 6 of The Cockrill Bend Industrial Park, as showin on plat of record in Plat Book 6900, page 441, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Connie Perkins, Trustee of the Jerome C. Henson, III GST Trust, a 48.4 percent undivided interest, and to Connie Perkins, Trustee of the Jerome C. Henson, III Non-GST Trust, a 51.6 percent undivided interest, by special warranty deed from Marsha Henson, Administratrix of the

Estate of Jerome C. Henson, III, of record as Instrument No. 20041124-0140819, Register's Office for Davidson County, Tennessee.

This is improved property known as 7127 Cockrill Bend Boulevard, Nashville, Tennessee 37209.

TO HAVE and to HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns forever.

GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has good right to convey it and the same is unencumbered except for the following:

1. Taxes for the year 2006 and subsequent years.

2. All matters shown on Plat recorded in book 6900, page 441.

3. A portion of the property lies within the 100 year flood line.

GRANTOR further covenants and binds itself, its heirs, successors and representatives to warrant and forever defend the title to the said land to the GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

Witness GRANTOR's hand this 31st day of October, 2006.

GRANTOR:

Connie Perkins
CONNIE PERKINS, TRUSTEE OF THE
JEROME C. HENSON, III GST TRUST

Connie Perkins
CONNIE PERKINS, TRUSTEE OF THE
JEROME C. HENSON, III NON-GST TRUST

STATE OF GEORGIA)
COUNTY OF Coweta)

Personally appeared before me, a Notary Public in and for said County and State, Connie Perkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Jerome C. Henson, III GST Trust, and that Connie Perkins, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Jerome C. Henson, III GST Trust as such Trustee.

WITNESS my hand and seal, at office in Newnan, Georgia this the 25th day of October, 2006.

LISA P. SIKES NOTARY PUBLIC COWETA COUNTY, GA

Lisa P. Sikes
Notary Public

My Commission Expires: MY COMMISSION EXPIRES APRIL 28, 2008

STATE OF GEORGIA)
COUNTY OF Coweta)

Personally appeared before me, a Notary Public in and for said County and State, Connie Perkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Jerome C. Henson, III Non-GST Trust, and that Connie Perkins, as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Jerome C. Henson, III Non-GST Trust as such Trustee.

WITNESS my hand and seal, at office in Newnan, Georgia this the 25th day of October, 2006.

LISA P. SIKES NOTARY PUBLIC COWETA COUNTY, GA

Lisa P. Sikes
Notary Public

My Commission Expires: MY COMMISSION EXPIRES APRIL 28, 2008

STATE OF GEORGIA)

COUNTY OF Coweta)

The actual consideration or value, whichever is greater, for this transfer is $916,650.00.

Connie Perkins
Affiant

Sworn to and subscribed before me this 25th day of October, 2006.

Lisa P. Sikes
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES APRIL 28, 2008

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