This Instrument Prepared By:
WYATT, TARRANT & COMBS, LLP (BAS)
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

Return to Box 51B

Davidson County DEEDWARR
Recvd: 01/08/07 10:32 5 pgs
Fees:28.00 Taxes:3848.00
20070108-0002896

GENERAL WARRANTY DEED

Address New Owners:	Send Tax Bills To:	Map & Parcel No.:
Archer I LLC and **Boakes I LLC** **1416 Lebanon Pike** **Nashville, Tennessee 37210-3158**	**SAME**	**94-37**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DAVID C. WATKINS, JR.** and wife, **KAREN R. WATKINS** (referred to hereinafter as "Grantors"), have bargained and sold and do hereby transfer and convey unto **ARCHER I LLC** and **BOAKES I LLC**, both Tennessee limited liability companies (referred to hereinafter collectively as "Grantors"), as tenants in common (with Archer I LLC holding a one-third (1/3) interest and Boakes I LLC holding a two-thirds (2/3) interest) their successors and assigns, certain land located in Davidson County, Tennessee, as further described in **Exhibit A**, attached and incorporated by reference (the "Property"). The Property is improved property known as 1416 Lebanon Pike, Nashville, Tennessee 37210-3158.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantees, their successors and assigns forever.

AND Grantors do hereby covenant with Grantees that they are lawfully seized and possessed of the Property in fee simple; that they have a good right to sell and convey the same;

and that the same is unencumbered, except for (1) an Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 5097, Page 529, said Register's Office; (2) real estate taxes for current and future years, a lien but not yet due and payable; and (3) the rights of tenants under existing written leases (Lease Agreement dated December 3, 2003 between David C. Watkins, Jr., as lessor, and Mid-South Ceramic Supply Co., as lessee; Lease Agreement dated August 27, 2005 between David C. Watkins, Jr., as lessor, and R. E. Moore, Jr. d/b/a REM Company Service, as lessee; Lease Agreement dated February 15, 2006 between David C. Watkins, Jr. and Karen R. Watkins, as lessor, and Lifting Gear Hire Corporation, as lessee; and Lease Agreement dated November 2003 between David C. Watkins and Karen R. Watkins, as lessor, and Danny Jusits, as lessee, which lease was subsequently assigned to Johnny R. Crumby, Jr.).

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

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 4th day of January, 2007.

GRANTORS:

David C. Watkins, Jr.

Karen R. Watkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer is $1,040,000.00

AFFIANT

Subscribed and sworn to before me, this 4th day of January, 2007.

NOTARY PUBLIC

My Commission Expires:

May 22, 2010

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE)
: SS
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public of the state and county aforesaid, the within named **David C. Watkins, Jr.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of January, 2007.

Susanne C. Pugh
Notary Public

My Commission expires:

May 22, 2010

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

STATE OF TENNESSEE)
: SS
COUNTY OF DAVIDSON)

Personally appeared before me, Susanne C. Pugh, a Notary Public of the state and county aforesaid, the within named **Karen R. Watkins** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of January, 2007.

Susanne C. Pugh
Notary Public

My Commission expires:

May 22, 2010

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

EXHIBIT A
(Property Description)

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described according to a survey prepared by R. Scot Cherry, R.L.S., #1512, Cherry Land Surveying, Inc., Nashville, Tennessee, 622 West Iris Drive, Nashville, TN 37204, and dated March 11, 2002:

Beginning at an existing iron rod at the intersection of the westerly property line of the property of Sanders Manufacturing, Inc., as of record in Deed Book 6753, Page 997, at the Register's Office for Davidson County, Tennessee, and the northerly right-of-way line of Lebanon Pike, 85 feet in width;

Thence with the northerly right-of-way line of Lebanon Pike, South 76 Deg 40 Min 13 Sec West, 160.57 feet to an existing iron pipe at a corner common with the property of Joslin Sign and Maintenance Company, as of record in Deed Book 7679, Page 101, at the Register's Office for Davidson County, Tennessee, also being Lot Two of the Robert J. Joslin Property Two Lot Subdivision, as of record in Plat Book 5190, Page 602, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Lebanon Pike with the easterly property line of Joslin Manufacturing Company, North 01 Deg 52 Min 00 Sec East, 272.25 feet to an iron rod set;

Thence with the northerly property line of Joslin Manufacturing Company, North 88 Deg 06 Min 08 Sec West, 98.46 feet to an iron rod set in the easterly property line of the property of AA Property Holdings, Inc., as of record in Deed Book 10298, Page 63, at the Register's Office for Davidson County, Tennessee, also being Lot One of said Robert J. Joslin Property Two Lot Subdivision;

Thence with the easterly property line of AA Property Holdings, Inc., North 01 Deg 52 Min 00 Sec East, 315.05 feet to a P.K. nail set in the southerly property line of the property of Anglo American Property Holdings, Inc., as of record in Deed Book 8589, Page 96, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of Anglo American Property Holdings, Inc., North 78 Deg 56 Min 45 Sec East, 260.00 feet to a P.K. nail set;

Thence with the westerly property line of Anglo American Property Holdings, Inc. and the westerly property line of said Sanders Manufacturing, Inc., South 01 Deg 52 Min 00 Sec West, 603.40 feet to the point of beginning. Containing 126,142 Square Feet (2.896 Acres more or less).

Bearings based on Deed Book 4274, Page 686, at the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David C. Watkins, Jr. and wife, Karen R. Watkins by deed of record at Instrument No. 20031103-0161112, said Register's Office. This is the same description used in the prior deed of record.