Davidson County DEEDWARR
Recvd: 01/29/07 08:29 4 pgs
Fees:23.00 Taxes:703.00
20070129-0011306

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20307-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Combs Industrial Services, Inc. 1421 Baptist World Center Drive Nashville, TN 37201	New Owner	Map 71-13 Parcel 001

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, ALICE BOYD KENNON, DOYLE ARTHUR BOYD, JR., AND ELEANOR BOYD GREEN, CO-SUCCESSOR TRUSTEES OF THE MARGARET D. BOYD REVOCABLE LIVING TRUST UNDER LIVING TRUST AGREEMENT DATED APRIL 22, 1999, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto COMBS INDUSTRIAL SERVICES, INC., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an iron rod situated in the southerly margin of Lock Road, said point also being the Northeast corner of the James D. and Mark S. Meadows property of record in Book 7239, Page 637, Register's Office for Davidson County, Tennessee;

Thence, leaving said road, North 80 degrees 24 minutes 03 seconds West, a distance of 250.00 feet to an iron rod;

Thence, North 82 degrees 49 minutes 36 seconds West, a distance of 389.34 feet to a point situated in the northerly bank of Cumberland River;

Thence along said bank, North 33 degrees 46 minutes 03 seconds West, a distance of 201.89 feet to a point situated in the centerline of Pages Branch;

Thence, along said centerline, North 27 degrees 26 minutes 36 seconds East, a distance of 178.02 feet to an iron rod situated in the southerly margin of Lock Road;

Thence, along said road, South 59 degrees 50 minutes 16 seconds East, a distance of 375.34 feet to an iron rod;

Thence, along said road, South 57 degrees 11 minutes 14 seconds East, a distance of 283.25 feet to an iron rod;

Thence, along said road, South 53 degrees 35 minutes 03 seconds East, a distance of 127.74 feet to the point of beginning and containing 121,534.463 square feet or 2.79 acres of land.

BEING part of that property conveyed to Doyle Boyd by Decree from Honorable Shelton Luton, Judge of the Probate Court of Davidson County, Tennessee, in Book 5123, Page 433, Register's Office for Davidson County, Tennessee. Said Doyle Boyd having since died, said property was devised to Margaret Boyd by The Last Will and Testament of Doyle A. Boyd of record in Will Book 138, Page 549, Probate Court for said county. The said property was further conveyed to Margaret D. Boyd, Trustee of the Boyd Revocable Living Trust Agreement U/A/D April 22, 1999 and any Successors in Trust, by Quitclaim Deeds from Margaret Boyd, individually, of record in Book 11502, Page 739 and Book 11502, Page 741, Register's Office for Davidson County, Tennessee. The undersigned are Successor Trustees of said Trust.

THIS is 2.79 acres of unimproved property located at Lock Road and Baptist World Center Drive in Nashville, 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 said Grantee, its successors and assigns, forever; and Grantors covenant with the said Grantee that they 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 on the attached Exhibit "A"; and Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 26th day of January, 2007.

Alice Boyd Kennon

Alice Boyd Kennon, Co-Successor Trustee

Doyle Arthur Boyd, Jr., Co-Successor Trustee

Eleanor Boyd Green

Eleanor Boyd Green, Co-Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Alice Boyd Kennon, Doyle Arthur Boyd, Jr., and Eleanor Boyd Green, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Co-Successor Trustees of The Margaret D. Boyd Revocable Living Trust under Living Trust Agreement, and who further acknowledged that they, as such Co-Successor Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Co-Successor Trustees for the said Margaret D. Boyd Living Trust.

WITNESS my hand and official seal at Nashville, Tennessee, this 26th day of January, 2007.

NOTARY PUBLIC

My Commission Expires: 3/22/09

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $190,000.00

Affiant

Subscribed and sworn to before me this 26 day of January, 2007.

Notary Public
My commission expires 3/22/09

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2007 and subsequent years, not yet due and payable.

(b) Warranty Deed of Flowage Easement in Book 2149, Page 559, Register's Office for Davidson County, Tennessee.

(c) Subject to the right-of-way of any road which may lie on said Premises.

(d) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4006, Page 616, said Register's Office.

(e) Matters shown on the ALTA/ACSM Land Title Survey by Dale & Associates, Steve D. Delle, R.L.S. #1710, dated January 17, 2007 and revised January 19, 2007 as Project No. 07011.