WARRANTY DEED

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 540,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of March, 2007

Notary Public:

MY COMMISSION EXPIRES: 1/24/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Land Professionals, LLC	New Owners	Map 069.00-0
5011 F. Walkup Road		Group
Pegram, TN 37143		Parcel 094.00

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Craig John Koch, Trustee and Louanne B. Koch, Trustee of The Louanne Bakich Koch Revocable Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Land Professionals, LLC
hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land located in the 1st Councilmanic District of Davidson County, Tennessee, at the Southwest right of way intersection of Ashland City Highway and Jordonia Station Road, described according to a survey dated 2/14/07 by Campbell, McRae, and Associates Surveying, Inc. (John Hood TN R.L.S. No. 1838) as follows:

Beginning at an iron rod (new) in the westerly margin of Jordonia Station Road, said point being the northeast corner of Baks Enterprises, LLC, (Instrument 20010810-0086542, R.O.D.C., TN.) and the southeast corner of the herein described land;

Thence leaving Jordonia Station Road with the north line of Baks Enterprises, LLC, N 87 deg. 00' 24" W 592.58 feet to an iron rod (new) in the east margin of Industrial Parkway, said point being the northwest corner of Baks Enterprises, LLC and the southwest corner of the herein described land;

Thence with the east margin of Industrial Parkway N 03 deg. 16' 20" E 207.79 feet to a concrete monument (old);

Thence continuing with Industrial Parkway N 06 deg. 12' 28" E 195.26 feet to a concrete monument (old);

Thence with a curve to the right with a radius of 50.00 feet, an arc length of 17.88 feet and a chord bearing and distance of N 13 deg. 32' 48" E 17.79 feet to a concrete monument (old) in the southerly margin of Ashland City Highway;

Thence with the southerly margin of Ashland City Highway S 89 deg. 12' 42" E 91.81 feet to a concrete monument (old);

Thence continuing with said margin S 83 deg. 46' 48" E 201.79 feet to a concrete monument (old);

Thence continuing with said margin N 52 deg. 40' 10" E 59.72 feet to an iron rod (old);

Thence continuing with said margin S 86 deg. 40' 15" E 178.73 feet to a concrete monument (old);

Thence leaving Ashland City Highway with a curve to the right with a radius of 50.00 feet, an arc length of 78.28 feet and a chord bearing and distance of S 41 deg. 51' 00" E 70.53 feet to a concrete monument (old) in the west margin of Jordonia Station Road;

Thence with the west margin of Jordonia Station Road S 00 deg. 02' 57" W 200.25 feet to a concrete monument (old);

Thence continuing with said margin of road S 03 deg. 01' 55" W 200.01 feet to the point of beginning, and containing 5.80 acres, more or less.

Being the same property conveyed to The Louanne Bakich Koch Revocable Trust by Warranty Deed from David C. Allen, unmarried, and Lisa K. Creasy, unmarried of record in Instrument 20041021-0127069, said Register's Office.

This conveyance is subject to 2007 county taxes, which have been prorated and assumed by the Grantees.

Davidson County DEEDWARR
Recvd: 03/28/07 10:08 2 pgs
Fees:13.00 Taxes:1998.00
20070328-0036929

FILE BOX 45

This conveyance is subject to any and all, recorded ~~and unrecorded~~ zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved (X)

This is Improved ( ) property, known as 4433 Ashland City Hwy., Nashville, TN 37218

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 27th day of March, 2007.

The Louanne Bakich Koch Revocable Trust

By: Craig John Koch, Trustee
Craig John Koch, Trustee

By: Louanne Bakich Koch, Trustee
Louanne Bakich Koch, Trustee

STATE OF OREGON
COUNTY OF Lane

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Craig John Koch and Louanne B. Koch, Trustees of The Louanne Bakich Koch Revocable Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Trustees of The Louanne Bakich Koch Revocable Trust, and as such Trustees, are authorized to execute this instrument on behalf of the Trust.

Witness my hand and official seal this 23rd day of March, 2007.

My Commission Expires: 11-08-09

Notary Public

OFFICIAL SEAL
SARAH B JOHNSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 397551
MY COMMISSION EXPIRES NOVEMBER 8, 2009