Davidson County DEEDWARR
Recvd: 09/08/08 10:12 4 pgs
Fees:23.00 Taxes:296.00
20080908-0091561

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

File No. 21472-6
Davidson Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Pioneer Nashville II, LLC 3325 S. Garfield Ave. Commerce, CA 90040	New Owner	Map 175 Parcel 147

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, WILLIAM D. FIELDS and BETTE A. FIELDS, Co-Trustees of the William D. Fields and Bette A. Fields Revocable Living Trust dated October 29, 2007, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto PIONEER NASHVILLE II, LLC, a California limited liability company, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

BEING the same property conveyed to William D. Fields by Limited Warranty Deed from Union Financial Corporation, a Tennessee corporation, of record in Book 9533, Page 217,Register's Office for Davidson County, Tennessee, and further conveyed to William D. Fields and/or Bette A. Fields, husband and wife, as Trustees of the William D. Fields and Bette A. Fields Revocable Living Trust dated October 29, 2007, by Quitclaim Deed from William D. Fields, of record in Instrument Number 20080320-0028025, said Register's Office.

THIS is unimproved property known 12948 Old Hickory Blvd., Antioch, Tennessee 37013.

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 "B"; 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 5th day of September 2008.

William D. Fields, Co-Trustee

Bette A. Fields, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared William D. Fields and Bette A. Fields 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-Trustees of the William D. Fields and Bette A. Fields Revocable Living Trust dated October 29, 2007, and who further acknowledged that they, as such Co-Trustees, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Co-Trustees for the said Revocable Living Trust.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of September 2008.

CAMILLE TOOKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 9-25-10

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $80,000.00

Affiant

Subscribed and sworn to before me this
5th day of September 2008.

CAMILLE TOOKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires 9-25-10

Exhibit "A"
Legal Description

Being a tract of land lying in Nashville, Davidson County, Tennessee and being more particularly described as follows:

Beginning at an iron rod set on the easterly right-of-way line of Interstate 24 at a corner common with Lot 3 of said Section Three, Jackson Business Park;

Thence with the easterly right-of-way line of Interstate 24, North 41 deg 45 min 18 sec West, 704.30 feet to an existing concrete right-of-way monument at a corner common with the property conveyed to L. Hunter Burkitt, Jr. of record in Book 5378, page 757; Book 5237, page 600; Book 7227, page 207;

Thence with the southerly property line of said Burkitt, South 82 deg 49 min 04 sec East, 596.94 feet to an iron rod set on the westerly property line of John H. Moore, et ux of record in Book 542, page 291;

Thence with the westerly property line of Moore, South 03 deg 45 min 11 sec West, 363.20 feet to an iron rod set at a corner common with said Lot 3, Section Three, Jackson Business Park Subdivision;

Thence with the northerly line of said Lot 3, South 48 deg 22 min 55 sec West, 133.03 feet to the point of beginning; containing 155,056 square feet or 3.560 acres more or less.

EXHIBIT "B"
Permitted Encumbrances

(a) Taxes for the year 2008 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 5200, Page 559, Register's Office for Davidson County, Tennessee, as the same may affect the subject property.

(c) Declaration of Protective Covenants for Jackson Business Park of record in Book 6060, Page 449, said Register's Office.

(d) Lack of direct access to and from controlled access highway.

(e) Rights of others in and to the access easements shown on the Plat of Lot 3 Jackson Business Park Subdivision of record in Plat Book 5200, Page 559, said Register's Office.