WARRANTY DEED

BOOK 4890 PAGE 327

FROM

Evans Products Company, a Delaware corporation

TO

Sequoia Supply, Inc., a Delaware corporation

This instrument prepared by:

Robert T. Jett
Law Department
Evans Products Company
1121 S.W. Salmon Street
Portland, Oregon 97205

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Sequoia Supply, Inc. 110 West "A" Street San Diego, California 92101	SAME	Map 94 Par. 122

(For Register's Use)

T
IDENTIF. REFERENCE

FEB 19 10 01 AM '75

FELIX A. KELLY, REGISTER
DAVIDSON COUNTY, TENN.

C88003

STATE OF OREGON)
COUNTY OF MULTNOMAH)

The actual consideration or value, whichever is greater, for this transfer, is $321,000.00.

Robert T. Jett
ATTY.

Subscribed and sworn to before me this 12th day of February, 1975.

NOTARY PUBLIC

Notary Public for Oregon
My commission expires: 5-26-76

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by SEQUOIA SUPPLY, INC. and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

EVANS PRODUCTS COMPANY has bargained and sold, and by these presents does transfer and convey unto the said SEQUOIA SUPPLY, INC., its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract of land located in the 3rd Civil District of Davidson County, Tennessee, and being Lot 6-B, on the Plan of River Hills Industrial Park, Section IV, of record in Book 4660, page 46, Register's Office for said County, and being more particularly described according to a survey by James H. Sawyer, Jr., dated February 26, 1973, as follows:

BEGINNING at a concrete monument in the northerly right of way of Clovernook Drive, said monument being in the southwest corner of the herein described tract and the southeast corner of Lot 6-A as recorded in Book 4460, page 117, R.O.D.C., Tenn., and proceeding as follows: leaving said right of way, North 5° 01 West a distance of 291.97 feet to a concrete monument in the southerly right of way line of the L & N Railroad; thence, with the southerly right of way of said railroad, north 85° 10' east a distance of 486.20 feet to a concrete monument; thence, leaving said right of way, South 5° 56' 28" west a distance of 307.62 feet to a point in the northerly right of way of Clovernook Drive; thence, with said right of way and with a curve to the left having a radius of 636.20 feet a distance of 121.67 feet to a concrete monument; thence south 84° 59' west a distance of 306.80 feet to the point of beginning, and containing 3.073 acres, more or less, as per survey dated Feb. 26, 1973, by Turner Engineering Company.

Being the same property conveyed to Evans Products Company, a Delaware Corporation, as by deed from Riverhills, Inc., as of record in Book 4738, page 214, said Register's Office.

This is improved property, known as 497 Clovernook Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said SEQUOIA SUPPLY, INC., a Delaware corporation, its successors and assigns, forever.

And it does covenant with the said SEQUOIA SUPPLY, INC., a Delaware corporation, that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and free and clear of easements and restrictions except for:

(a) Restrictive covenants executed by W. R. Davidson et al, dated August 27, 1964, of record in Book 3806, page 375, Register's Office, as follows:

(1) No dwelling shall be erected on any residential lot having a ground floor square foot area exclusive of porches, garages and terraces, of less than 1,000 square feet, and being of less than 50% brick, stone or masonry (excluding concrete block) construction.

(2) No residential building lot shall contain less than 20,000 square feet of area.

(3) There shall be no direct or immediate accesss road or roads from any area zoned Commercial B into the Clovernook Subdivision, which is of record in Book 2994, page 126.

(b) Recorded plan shows an Owner's Certificate, a 15-foot set-back line from Clovernook Drive, and 10-foot easement for public utilities and drainage along the west line of said lot, and a utility anchor easement 3 x 15 feet located on the front line of said lot, approximately 206 feet east of the west front corner, an anchor easement 3 x 10 feet located on both front corners of said lot, and a 30-foot public utility and drainage easement and a railroad spur easement along the rear line of said lot, and various notations.

And EVANS PRODUCTS COMPANY, a Delaware corporation, does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said SEQUOIA SUPPLY, INC., its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said corporation has caused this instrument to be duly executed this 12th day of February, 1975.

EVANS PRODUCTS COMPANY

By J. Kenneth Brody
Executive Vice President

By Robert T. Jett
Assistant Secretary

EVANS PRODUCTS CO. CORPORATE SEAL DELAWARE

STATE OF OREGON)
) ss.
County of Multnomah)

On this 12th day of February, 1975, personally appeared J. Kenneth Brody and Robert T. Jett, who being duly sworn, did say that they are Executive Vice President and Assistant Secretary respectively of Evans Products Company, that the seal affixed to the foregoing Warranty Deed is the corporate seal of said corporation, and that the said instrument was signed and sealed on behalf of said corporation by authority of its board of directors; and each acknowledged the foregoing instrument to be the voluntary act and deed of said corporation.

Before me:

V. Gail Hancock
Notary Public for Oregon
My commission expires: 3-6-77

V. GAIL HANCOCK NOTARY PUBLIC STATE OF OREGON

FEB 19 75 CONV * .00 321,000.00
FEB 19 75 S'TAX A* 834.60
FEB 19 75 PR'FEE A* .50
FEB 19 75 W'DEED A* 6.00 * 841.10