D35197

IDENTIF. REFERENCE

FEB 6 4 08 PM '76

REGISTER
DAVIDSON CO., TENN.

BOOK 4995 PAGE 39

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Feb, 19 76

Notary Public

MY COMMISSION EXPIRES: 9-16-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Willis & Knight, 700 Union Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Five Star Industries, Inc. (NAME)	(SAME) (NAME)	2 DA 62660
505 Fesslers Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2 DA 62665
Nashville, Tn. 37210 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Tom James of America, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Five Star Industries, Inc., a Tennessee Corporation

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:

See Exhibit A attached hereto, which is hereby incorporated by reference as fully as though set forth herein.

FEB-6 76	CONV	99,000.00			
FEB-6 76	CONV	99,000.00			
FEB-6 76	CONV	77,000.00			
FEB-6 76	S'TAX		B*	715.00	
FEB-6 76	PR'FEE		B*	.50	
FEB-6 76	W'DEED		B*	6.00	* 721.50

unimproved ( )
This is improved (X) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 our hands this 3rd day of February, 19 76

Tom James of America Inc.

By: _____

Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Dorothy P. Judge, a Notary Public in and for said County and State, the within named Spencer Hays

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19__.

Commission expires _____ Notary Public

X STATE OF TENNESSEE
Davidson County

Before me, Dorothy P. Judge, a Notary Public within and for the State and County aforesaid, personally appeared Spencer Hays and Jimmy Heffel with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the Chairman of the Board and Treasurer respectively of the Tom James of America, Inc. the within named bargainor, a corporation, and that (he) (they) as such Chairman of the Board and Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Spencer Hays as such Chairman of Board, and attesting the same by the said Jimmy Heffel as such Treasurer.

(Witness my hand and official seal at office at Nashville, Tenn on this the 3rd day of Feb, 1976

My commission expires 8-14-76 Dorothy P. Judge Notary Public

DAVIDSON COUNTY TENN. NOTARY PUBLIC

WARRANTY DEED

FROM

TOM JAMES OF AMERICA, INC.

TO

FIVE STAR INDUSTRIES, INC.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Land in Davidson County, Tennessee, being Lot No. 2 and Reserved Parcel "A" on the Plan of The Lewis Property Resubdivision of Lots Nos. 1 and 2, as of record in Book 4470, page 103, Register's Office for said County, described together as follows:
Beginning at an iron pin on the westerly margin of Fesslers Lane, said pin being South 10° 59' West a distance of 172.40 feet from a concrete highway marked at the intersection of the south margin of Rudle Road in the west margin of Fesslers Lane, with the west margin of Fesslers Lane South 10° 59' West, a distance of 27.30 feet to a spike in pavement, thence South 01° 49' East, a distance of 95.15 feet to a concrete monument, thence with a 2680.5 foot radius curve to the left, a distance of 88.72 feet to a concrete monument, said curve also having a chord bearing of South 10° 13' East, and a distance of 88.72 feet, thence leaving the westerly margin of Fesslers Lane North 63° 55' West, a distance of 173.16 feet to a concrete monument; thence North 11° 00' East, a distance of 162.97 feet to an iron pin, thence South 79° 19' 48" East, a distance of 144.93 feet to the point of beginning and containing 0.67 acres, more or less.

Together with a non-exclusive right of way for purposes of ingress and egress to said premises on, over, and across the following described tract of land situated in the City of Nashville, County of Davidson and State of Tennessee described as follows:
Beginning at the Southeast corner of Lot 1 thence North 79° 19' West, a distance of 67 feet, thence North 47° 45' East, a distance of 38 feet, thence North 61° 55' East, a distance of 57 feet, thence South 10° 59' West, a distance of 66.0 feet, to the point of beginning containing 2476 square feet or 0.057 acres, more or less.

Being the same property conveyed to Tom James of America Inc., a Tennessee corporation, by deed from Atlantic Richfield Company, a Pennsylvania corporation, of record in Book 4779, page 979, Register's Office for said County.

EXHIBIT A