This instrument prepared by: LAWYERS TITLE OF MIDDLE TENNESSEE, INC.
One Eleven Union Street, Nashville, TN 37201

Address of New Owner(s): G and J Rentals
P.O. Box 469
119 Morris St.
South Fulton, TN 38257

Send Tax Bills To: Same

Map-Parcel No: DZ 37123
Map 94-145

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LIMITED WARRANTY DEED

WITNESSETH: That **THE BOC GROUP, INC., a Delaware corporation, formerly AIRCO, INC., a New York corporation,** for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, has bargained and sold and by these presents do transfer and convey unto G and J Rentals, a Tennessee partnership composed of John C. Jones and Stanley G. Jones II its successors and assigns, as Grantee, a certain tract or parcel of land being described as follows:

LAND in Davidson County, Tennessee, being Lot No. 12-E on the Map of River Hills Industrial Park, Section Seventeen, of record in Book 4955, page 92, Register's Office for said County, described as follows:

BEGINNING at a concrete monument in the southerly right-of-way of Cave Road (a 60-foot right-of-way) and being in the northwest corner of the herein described tract and northeast corner of Section 12, River Hills Industrial Park recorded in Book 4660, page 99, Register's Office for Davidson County and proceeding as follows: With the southerly right-of-way of Cave Road and with a curve to the right having a radius of 576.20 feet a distance of 184.55' to a concrete monument; thence, continuing with said right-of-way, South 61 deg. 45' East a distance of 90.0' to a radius turnout monument; thence with a radius turnout and a curve to the right having a radius of 25.0' a distance of 39.27' to a concrete monument; thence, with said westerly right-of-way of a curve to the left having a radius of 836.77' a distance of 140.0' to a concrete monument; thence leaving said right-of-way North 63 deg. 21' 34" West a distance of 261.07' to a concrete monument in the easterly line of Section 12 River Hills Industrial Park; thence with said line, North 9 deg. 53' 56" East a distance of 150.0' to the point of beginning and containing 1.04 acres, more or less.

BEING the same property conveyed to Airco, Inc., a New York corporation by deed from Riverhills, Inc., a Tennessee corporation of record in Book 5175, page 746, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **G and J Rentals, a Tennessee partnership composed of John C. Jones and Stanley G. Jones, II** its successors and assigns, forever, and Grantor, THE BOC GROUP, INC., a Delaware corporation, formerly AIRCO, INC., a New York corporation, does covenant that it is lawfully seized and possessed of said property, has a right to convey it and that it will warrant and forever defend the title to said tract or parcel of land unto the said Grantee, **G and J Rentals, a Tennessee partnership composed of John C. Jones and Stanley G. Jones, II** its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor, THE BOC GROUP, INC., a Delaware corporation, formerly AIRCO, INC., a New York corporation, with covenants against Grantor's acts only, free and clear of all liens, encumbrances, and restrictions, except for Taxes for 1985 which are a lien, but not yet due and payable; a Fifteen-foot building setback line from Cave Road and Riverhills Drive, owner's certificate, as shown at Note 3 of Map of River Hills Industrial Park of record in Book 4955, page 92, Register's Office for Davidson County, Tennessee and the Director of Water Services for Metropolitan Nashville and Davidson County shall review any land use proposals before a building permit is issued.

IN WITNESS WHEREOF, the Grantor, THE BOC GROUP, INC., a Delaware corporation, formerly AIRCO, INC., a New York corporation, has caused this instrument to be executed by its duly authorized officer this the 30th day of January, 1985.

SEAL 1977

THE BOC GROUP, INC., A Delaware corporation, formerly AIRCO, INC., a New York corporation

Angelo Tarallo
Senior Vice President

STATE OF NEW JERSEY
COUNTY OF BERGEN

Personally appeared before me, the undersigned Notary Public in and for said County and State, Angelo Tarallo, with whom I am personally acquainted, and who upon oath acknowledged himself to be The Sr. Vice President of THE BOC GROUP, INC., a Delaware corporation, formerly AIRCO, INC., a New York corporation, the within named bargainor, a corporation, and that he as such Sr. Vice Pres., being authorized so to do, executed the foregoing Limited Warranty Deed by the said Angelo Tarallo as such Sr. Vice President.

WITNESS my hand and official seal at office in Bergen County, New Jersey, this the 30th day of January 1985.

NOTARY PUBLIC

My commission expires: [illegible] of New Jersey [illegible] 9, 1989

NOTARY PUBLIC NEW JERSEY

1-011.635

STATE OF TENENSSEE
COUNTY OF DAVIDSON

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

$ 170,000.00 .

John C. Jones
Affiant

Subscribed and sworn to before me, this the 4th day of February, 198 5 .

NOTARY PUBLIC

My commission expires: 10/01/85

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

I:8:08:10

IDENTIF. REFERENCE

FEB 4 1 42 PM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

02/04 4:8.50- CHECK

3503

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

170000.00- CAMT.
442.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 448.50-
8503A02/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.8.0 8.1.0

IDENTIF. REFERENCE

FEB 4 1 42 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 105975