This instrument prepared by Webb I. Vorys, Vorys, Sater, Seymour and Pease, 52 East Gay Street, Columbus, Ohio 43215.

WARRANTY DEED BOOK 7178 PAGE 227

ADDRESS OF OWNER:	SEND TAX BILLS TO:	Map Parcel No.'s
R. Francis Crotty d.b.a.	Same	P. O. Map 43-3
RFC Leasing Co.		Parcels 5 and 6
3901 Bickley Place		
Columbus, Ohio 43220		

For and in consideration of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Van Dyne-Crotty Company, also known as Van Dyne-Crotty Co., a corporation organized and existing under the laws of the State of Delaware, whose address is 2150 Fairwood Avenue, Columbus, Franklin County, Ohio, hereinafter referred to as Grantor, has bargained and sold and by these presents does transfer and convey unto the said R. Francis Crotty d.b.a. RFC Leasing Co., hereinafter referred to as Grantee, its heirs and assigns, the certain tracts of land in Davidson County, State of Tennessee, and described as follows, to wit:

> Two tracts of land lying within Davidson County, Tennessee, and described as follows:
>
> TRACT NO. 1: Land in Davidson County, Tennessee, being Lot 5 as shown on the Plan of Rivergate Industrial Park as of record in Book 6250, page 806, Register's Office for Davidson County, Tennessee and being more particularly described as follows: BEGINNING at a point in the south right-of-way line of Myatt Industrial Drive, said point being the northwest corner of Lot 5 and being a corner common with Lot 4, Rivergate Industrial Park, said point being located N 69° 38' 00" E 200.00 feet from the east right-of-way line of Myatt Drive (extended); thence with the south right-of-way line of Myatt Industrial Drive, N 69° 38' 00" E 100.00 feet to a point, a corner common with Lot 6; thence with Lot 6, S 20° 22' 00" E

STATE OF OHIO)
:
COUNTY OF FRANKLIN)

The actual consideration or value, whichever is greater, for this transfer is $337,723.98.

Subscribed and sworn to before me, this 6TH day of MARCH, 1987.

Affiant

Notary Public

My Commission Expires: _____

(Affix Seal)

416.00 feet to a point, a corner common with Lot 6 in the north line of Odom Sausage Company property; thence with Odom Sausage Company, S 69° 38' 00" W 100.00 feet to a point, a corner common with Lot 1 in the north line of Odom Sausage Company property; thence with the rear of Lots 1, 2, 3, and 4, N 20° 22' 00" W 416.00 feet to the point of beginning, containing 41,600 square feet, (0.96 acres), more or less.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot 6 as shown on the Plan of Rivergate Industrial Park as of record in Book 6250, page 806, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the south right-of-way line of Myatt Industrial Drive, said point being the northwest corner of Lot 6 and being a corner common with Lot 5, Rivergate Industrial Park, said point being located N 69° 38' 00" E 300.00 feet from the east right-of-way line of Myatt Drive (extended); thence with the south right-of-way line of Myatt Industrial Drive, N 69° 38' 00" E 100.00 feet to a point, a corner common with Lot 7; thence with Lot 7, S 20° 22' 00" E 416.00 feet to a point, a corner common with Lot 7 in the north line of Odom Sausage Company property; thence with Odom Sausage Company, S 69° 38' 00" W 100.00 feet to a point, a corner common with Lot 5 in the north line of Odom Sausage Company property; thence with Lot 5, N 20° 22' 00" W 416.00 feet to the point of beginning, containing 41,600 square feet, (0.96 acres), more or less.

BEING the same property conveyed to Van Dyne-Crotty Company, by deed of record in Book 6828, page 82, Register's Office for Davidson County, Tennessee.

Premises are subject to taxes and assessments not yet due and payable; easements, conditions and restirctions of record, if any; legal highways and zoning ordinances.

This is improved property, known as 908 Myatt Industrial Drive, Madison, Tennessee.

TO HAVE AND TO HOLD the said tracts of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a right to convey it, and the same is unencumbered. And Grantor does further bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

Witness its hand this 6TH day of MARCH, 1987, the corporate party, if any, having caused its name to be

signed hereunto by its duly authorized officer on said day and date.

Signed and acknowledged in the presence of:

S. Marcella Huston

Debra Rowe

VAN DYNE-CROTTY COMPANY, also known as Van Dyne-Crotty Co.

By _____
Timothy F. Crotty, President

State of Ohio)
: ss
County of Franklin)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Timothy F. Crotty, with whom I am personally aquainted, proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the president of Van Dyne-Crotty Company a.k.a. Van Dyne-Crotty Co., the within named bargainor, a corporation duly organized and existing under the laws of the State of Delaware, and that he as such president, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as president.

Witness my hand and official seal at Columbus, Ohio, this 6TH day of MARCH, 1987.

Notary Public

My Commission Expires: _____
(Affix Seal)

04563

IDENTIFICATION REFERENCE

MAR 17 9 24 AM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7170 PAGE 230

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

337723.98- CAMT.
945.06 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 955.06-
260PA03/17/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04563

IDENTIFICATION REFERENCE

MAR 17 9 25 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 57706