This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Sunpar, Inc.	Sunpar, Inc.	Map No. 106-12
339 Wilhagen Drive	339 Wilhagen	Parcel No. 23
Nashville, TN 37217	Nashville, TN 37217	

For and in consideration of the sum of Ten and 00/100-------

----------($10.00)----------DOLLARS,

and other good and valuable consideration, KATIE S. PHELAN, an unmarried woman, and THOMAS R. TAYLOR, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said SUNPAR, INC., a Tennessee corporation, hereinafter referred to as Grantee, its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 18 on the Plan of the Resubdivision of Lots 18, 19 and 20 of the Murfreesboro Road Industrial Subdivision, Section Four, of record in Book 3842, page 259, R.O.D.C., Tennessee.
>
> Said Lot fronts 100.0 feet on the westerly margin of Wilhagen Drive and extends back 225.82 feet on the southerly line and 216.01 feet on the northerly line to a dead line in the rear measuring 119.15 feet thereon.
>
> Being the same property conveyed to T.H. Phelan, Jr. and Thomas R. Taylor by deed from Bill Finchum and Wayne LeRoy of record in Book 4998, page 250, said Register's Office; the said T.H. Phelan, Jr. having since died, and his interest was conveyed to Katie S. Phelan by deed of record in Book 5967, page 783, said Register's Office.

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 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $140,000.00.

Thomas R. Taylor
Affiant

Subscribed and sworn to before me, this the 18 day of November, 1991.

Robert C. Anderson
NOTARY PUBLIC

My Commission Expires: 1/23/95

This is improved property known as 339 Wilhagen Drive, Nashville, Tennessee.

MARY LEE TAYLOR, spouse of THOMAS R. TAYLOR, executes this Deed to transfer any interest she may have, if any, in this real property.

In addition, THOMAS R. TAYLOR executes this Deed to transfer any interest which an alleged partnership of Phelan and Taylor may have had. THOMAS R. TAYLOR would have been a General Partner therein if such a partnership had existed. This provision is added to comport with an Order recorded in Minute Book 3, Page 13, Probate Book 3, Page 218, Probate Court for Wilson County.

Witness our hands this 18 day of November, 1991.

Katie S. Phelan
KATIE S. PHELAN

Thomas R. Taylor
THOMAS R. TAYLOR

Mary Lee Taylor
MARY LEE TAYLOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KATIE S. PHELAN, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 1991.

Robert C. Anderson
Notary Public

My Commission Expires: 1/23/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS R. TAYLOR, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of November, 1991.

Notary Public

My Commission Expires: 1/23/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARY LEE TAYLOR, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of November, 1991.

Notary Public

My Commission Expires: 1/23/93

0576 11/19 0101 03CHECK 528.00

6.30.46

IDENTIFICATION

Nov 19 11 45 AM '91

RECEIVED

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8488 PAGE 685

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

CAMT 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 9.00
TOTAL 528.00
CHECK 528.00

11/19/91 01 11:49 0001 0576

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6304.6

IDENTIFICATION

Nov 19 11 45 AM '91

No. 477663