THIS INSTRUMENT PREPARED BY:
[illegible] B. Housca, Attorney
First American Center, Suite 105
Nashville, TN 37238
#275536
Box 35

BOOK 9645 PG 56

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JRS, LLC	OWNER	Map 34-6
(NAME) P.O. Box 17166	(NAME)	Parcel 45
(STREET ADDRESS OR ROUTE NUMBER) Louisville, Ky 40217	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid by ~~Timothy M. Hanson~~ JRS, LLC, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Madison Industrial Properties, Inc., a Delaware corporation,

have this day bargained and sold, and do hereby transfer and convey unto the said JRS, LLC

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows

(See EXHIBIT "A" attached hereto)

Tracts 1 and 2
Being the same property conveyed to Madison Industrial Properties, Inc., a Delaware corporation, by Quitclaim Deed from The Armstrong Rubber Company, a Connecticut corporation, of record in Book 7437, page 410, Register's Office for Davidson County, Tennessee.

51345
IDENTIF. & REFERENCE

95 APR 13 PM 2:41
REGISTER
DAVIDSON CO., TN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 103,500.00

Subscribed and sworn to before me this the 7 day of April 1995

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

JANET M. NOVAKOWSKI GABEL
Notary Public, State of New York
Qualified in Genesee County
My Commission Expires October 31 19 95

unimproved (X)
This is improved ( ) property, known as _____ Myatt Drive, Madison, TN 37115
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those encumbrances shown on the reverse hereof;

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons

Whenever 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 13 day of April, 19 95, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Madison Industrial Properties, Inc., a Delaware corporation

by: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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*____

_____ *Notary Public*

Commission expires _____

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Erie

Before me, Janet M. Novakowski Gabel, *a Notary Public of the State and County aforesaid, personally appeared* Frederic C. Cook, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* ~~Vice President~~ *of the* Madison Industrial Properties, Inc., *the within named bargainor, a corporation, and that* _____ *he as such* Vice President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* Vice President

Witness my hand and seal, at office in Buffalo, NY, *this* 7th *day of* April, *19* 95

Janet M. Novakowski Gabel
Notary Public

JANET M. NOVAKOWSKI GABEL
Notary Public, State of New York
Qualified in Genesee County
My Commission Expires October 31, 19 95

Commission expires _____

ENCUMBRANCES:

(See EXHIBIT "B" attached hereto)

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

TRACT 1:

Being a parcel of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located in the northwesterly quadrant of the intersection of Myatt Drive and Edenwold Road and being more particularly described as follows:

BEGINNING at an iron pin in the southerly right-of-way line of Myatt Drive, said pin being approximately 300 feet west of the centerline of Edenwold Road;

THENCE, with said right-of-way line of Myatt Drive with a curve to the right, 248.48 feet to an iron pin, said curve having a radius of 1,387.40 feet, a central angle of 10° 15′ 42", a tangent distance of 124.57 feet and a chord of S 25° 59′ 56" E, 248.15 feet;

THENCE, continuing with said right-of-way line with a curve to the right, 37.70 feet to an iron pin in the westerly right-of-way line of Edenwold Road, said curve having a radius of 25.00 feet, a central angle of 86° 23′ 41", a tangent distance of 23.47 feet and a chord of S 22° 19′ 46" W, 34.23 feet;

THENCE, with said right-of-way line of Edenwold Road, with a curve to the left, 125.08 feet to an iron pin, said curve having a radius of 85.00 feet, a central angle of 84° 18′ 51", a tangent distance of 76.96 feet, and a chord of S 23° 22′ 11" W, 114.10 feet;

THENCE, continuing with said right-of-way line S 18° 47′ 15" E, 297.13 feet to an iron pin;

THENCE, continuing with said right-of-way with a curve to the right, 138.22 feet to an iron pin, said curve having a radius of 185.00 feet, a central angle of 42° 48′ 25", a tangent distance of 72.51 feet, and a chord of S 02° 36′ 57" W, 135.03 feet;

THENCE, continuing with said right-of-way line S 20° 08′ W, 75.00 feet to an iron pin;

THENCE, continuing with said right-of-way line S 30° 46′ W, 13.09 feet to an iron pin;

THENCE, leaving said right-of-way line with the northerly boundary of property conveyed to Armstrong Rubber Co., by deed of record in Book 4761, Page 518, R.O.D.C., N 53° 20′ 27" W, 472.86 feet to an iron pin;

THENCE, continuing with said boundary, N 24° 22′ 48" W, 411.50 feet to an iron pin;

THENCE, leaving said Armstrong's boundary at right angles, N 65° 37′ 12" E, 484.89 feet to an iron pin in the southerly right-of-way line of Myatt Drive, the point of beginning.

Containing 281,805 square feet or 6.47 acres, more or less.

EXHIBIT "A"

TRACT 2:

Being a parcel of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located on the southerly right-of-way of Myatt Drive approximately 135 feet east of Spring Branch Lane and being more particularly described as follows:

BEGINNING at an iron pin in the southerly right-of-way line of Myatt Drive, said iron pin being the northeasterly corner of the property conveyed to Nashville Electric Service by deed of record in Book 4467, Page 22, R.O.D.C., and said pin further described as being approximately 135 feet east of the centerline extension of Spring Branch Lane;

THENCE, with said right-of-way line of Myatt Drive, S 40° 13′ 59" E, 626.56 feet to an iron pin;

THENCE, continuing with said right-of-way line with a curve to the right, 220.43 feet to an iron pin, said curve having a radius of 1,387.40 feet, a central angle of 09° 06′ 12", a tangent distance of 110.45 feet, and a chord of S 35° 40′ 53" E, 220.20 feet;

THENCE, leaving said right-of-way line, S 65° 37′ 12" W, 484.89 feet to an iron pin in the line of property conveyed to Armstrong Rubber Company by deed of record in Book 4761, Page 518, R.O.D.C.;

THENCE, at right angles with said northerly lines, N 24° 22′ 48" W, 741.53 feet to an iron pin in the easterly boundary to said property of Nashville Electric Service;

THENCE, with said boundary, N 49° 42′ 36" E, 281.36 feet to an iron pin in the southerly right-of-way of Myatt Drive, the point of beginning.

Containing 304,920 square feet or 7.00 acres, more or less.

Together with an easement for sanitary sewers and/or storm drainage, more particularly described according to an Agreement for Easement for Sanitary Sewer and/or Storm Drainage, of record in Book 9537, page 102, and corrected in instrument of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, to be described as follows:

(See EXHIBIT "C" attached hereto)

EXHIBIT "B"

1. Taxes for 1995 and subsequent years;

2. Restrictive Covenants contained in an instrument of record in Book 7480, page 965, as amended in Book 7537, page 359, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin;

3. Easement for the construction, installation, maintenance and operation of a gas metering station, as set out in grant to Tennessee Natural Gas Lines, Inc., by Gates Rubber, Inc., of record in Book 2963, page 458, Register's Office for Davidson County, Tennessee;

4. Easement granted Davidson County, Tennessee, by Gates Rubber, Inc., for sanitary sewers and drainage improvements, as set out in instrument of record in Book 3277, page 242, said Register's Office;

5. Easement granted Louisville and Nashville Railroad Company by Gates Rubber, Inc, for a spur track, as set out in instrument of record in Book 2928, page 567, said Register's Office;

6. Easement for cut and fill slopes, as set out in right of way deed from The Gates Rubber Company to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4467, page 281, said Register's Office;

7. Subject to Billboard Leases, noted in Book 6398, page 243, Book 7032, page 317, Book 7032, page 292, and in Book 7650, page 47, said Register's Office;

EXHIBIT "C"

Being a twenty-foot wide Sanitary Sewer Easement in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee located on the easterly side of Myatt Drive southeast of Spring Branch Road and crossing a portion of the property conveyed to A. B. G. Properties by deed of record in Book 8716, Page 681, R.O.D.C. the centerline of said easement being more particularly described as follows:

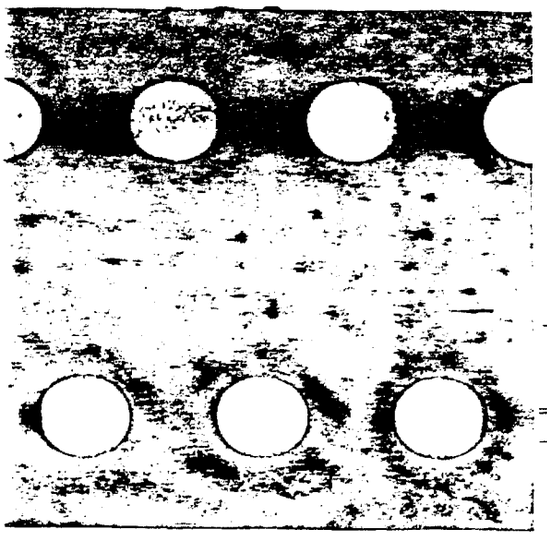
BEGINNING at a point in the easterly right-of-way line of Myatt Drive, said point being southeasterly 945 feet, more or less, from the centerline of Spring Branch Road, said point also being southeasterly 11.45 feet from the northwesterly corner of said A. B. G. Properties property;

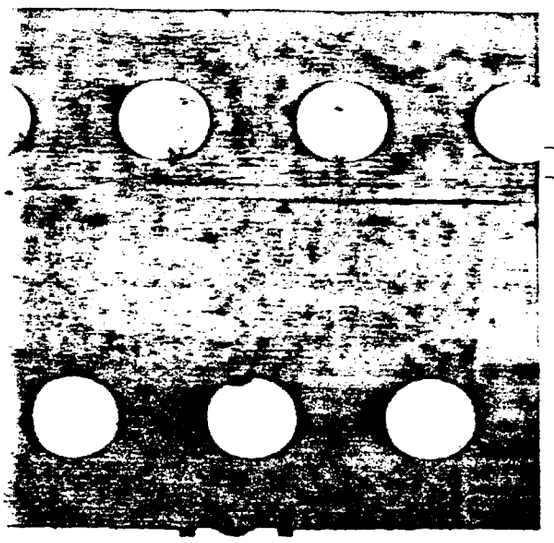
THENCE, leaving said right-of-way line with a line 10 feet southerly from and parallel to the northerly line of said A. B. G. Properties property N 79° 35′ 23" E, 458.62 feet to a point in the centerline of a 20 foot wide sanitary sewer easement as of record in Book 4224, Page 208, R.O.D.C. the terminus of the herein described easement.

The above described easement shall have a 30 foot wide temporary construction easement lying south of an adjacent to the southerly line of said easement.

Being part of the same property conveyed to ABG Properties, (being one and the same as ABG Properties, Inc.) by Quitclaim Deed from Resolution Trust Corporation, as Receiver for Metropolitan Federal Savings and Loan Association, F.A., of record in Book 8716, page 125, Register's Office for Davidson County, Tennessee.

1997 04/15 2101 03CHECK 2516.95





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9645 PG 62

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	
	673500.00
CON TX	2491.95
PRFEE	1.00
MRFEE	24.00
TOTAL	2516.95
CHECK	2516.95

04/13/95 01 14:41 0001 0637

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

51345

IDENTIF. & REFERENCE

95 APR 13 PM 2:41

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 900122