BOOK 9965 PG 865

This instrument was prepared by
Michael E. Spitzer, Attorney at Law
102 North Court Street, P. O. Box 789
Hohenwald, Tennessee 38462

Preparer is not closing agent pursuant to Section 6045 of Internal Revenue Code as amended by the *Tax Reform Act* of 1986.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, JRS, LLC has this day bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto JAMES LAEMMLE a 1/3rd undivided interest, and unto TIMOTHY M. JANSON a 2/3rds undivided interest, to be held as joint tenants, in fee simple forever, all the right, title, claim and interest it has in and unto the following-described real property situated in the Second (2nd) Civil District, Tenth (10th) Councilmanic District of Davidson County, Tennessee, located on the southerly right-of-way of Myatt Drive approximately 135 feet east of Spring Branch Lane, 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, RODC, 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 south 40 degrees 13 minutes 59 seconds east 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 degrees 06 minutes 12 seconds, a tangent distance of 110.45 feet, and a chord of south 35 degrees 40 minutes 53 seconds east 220.20 feet; thence leaving said right-of-way line south 65 degrees 37 minutes 12 seconds west 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, RODC; thence at right angles with said northerly lines, north 24 degrees 22 minutes 48 seconds west 741.53 feet to an iron pin in the easterly boundary to said property of Nashville Electric Service; thence with said boundary north 49 degrees 42 minutes 36 seconds east 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.

Being a portion of the property that was conveyed to JRS, LLC by deed of Madison Industrial Properties, Inc., dated April 13, 1995, of record in Book 9645, page 56, Register's Office of Davidson County, Tennessee.

The grantor also grants to the grantees the right to use, for the purposes of grantees, their successors and assigns, the grantor's right to a sanitary sewer easement, all as more particularly described in that Agreement for Easement for Sanitary Sewer and/or Storm Drainage of record in Book 9537, page 102, and corrected in Book 9645, page 49, Register's Office for Davidson County, Tennessee. Grantor reserves unto itself a continuing right to use the sanitary sewer easement for it's purposes, and any extension, maintenance or upgrade required by the grantees, their successors and assigns, shall be paid for by grantees, their successors and assigns.

This is the same description given as Tract 2 in the previous deed of record in Deed Book 9645, page 56, Register's Office of Davidson County, Tennessee.

This property is known as a portion of Map 34-6, Parcel 45.

It is not intended by the grantors, and the grantees understand and acknowledge, that the property being conveyed does not in any way create a survivorship interest in either party.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, unto the said James Laemmle a 1/3rd undivided interest, and unto the said Timothy M. Janson, a 2/3rds undivided interest, in fee simple forever.

JRS, LLC DOES COVENANT with the said James Laemmle and the said Timothy M. Janson that it is lawfully seized and possessed of the realty in fee simple; that the same is unencumbered, and it has a good and perfect right to convey the same.

JRS, LLC DOES FURTHER COVENANT and bind itself, its successors and representatives, to forever warrant and defend the title to the above-described property unto the said James Laemmle and Timothy M. Janson against the lawful claims of all persons whomsoever.

Witness, this the 5th day of July, 1995.

JRS, LLC

BY: _____
TIMOTHY M. JANSON

STATE OF Indiana
COUNTY OF Floyd

Personally appeared before me, Barbara L. Hess,
(Notary Public)
a Notary Public in and for the state and county aforesaid, TIMOTHY M. JANSON, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of JRS, LLC, and being authorized so to do, executed the foregoing and within instrument for the purposes therein contained by signing the name of the corporation by himself as such official.

Witness my hand and official seal at New Albany (City) Indiana (State), on this the 15 day of July, 1995.

NOTARY PUBLIC STATE OF INDIANA SEAL

Barbara L. Hess
NOTARY PUBLIC BARBARA L. HESS

My commission expires 11-14-97.

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I or we hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $350,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me on this _____ day of July, 1995.

NOTARY PUBLIC \ REGISTER

My commission expires _____.

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PERSON(S) OR ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:

James Laemmle and Timothy M. Janson
P.O Box 19166
Louisville, Kentucky 40219-0166

BOOK 9965 PG 867

NAME AND ADDRESS OF PROPERTY OWNER(S): Same as above

0156067
IDENTIF. & REFERENCE

96 MAR -4 AM 10:18
FELIX A. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV

4049 03/04 0101 03CHECK 1316.00

JRSLLC.CR.CORP.THR

CONSENT RESOLUTION

We, the undersigned, being all of the members of the Board of Directors of JRS, LLC, a Tennessee Limited Liability Company, do hereby unanimously consent, in writing, pursuant to the Articles of Organization of JRS, LLC, to the following action by resolution:

> Be it resolved that the Board of Directors does hereby authorize Timothy M. Janson on behalf of the Company to sell 7.0 acres, more or less, in the 2nd Civil District, 10th Concilmanic District of Davidson County, Tennessee, located on the southerly right-of-way of Myatt Drive approximately 135 feet east of Spring Branch Lane, (a description of which is attached hereto), at a sales price of $350,000.00 to Jim Laemmle and Timothy M. Janson, with such interest that each may hold as they so direct.
>
> This being a portion of the property that was conveyed to JRS, LLC by deed of Madison Industrial Properties, Inc., dated April 13, 1993, of record in Book 9645 at page 56, Register's Office of Davidson County, Tennessee.

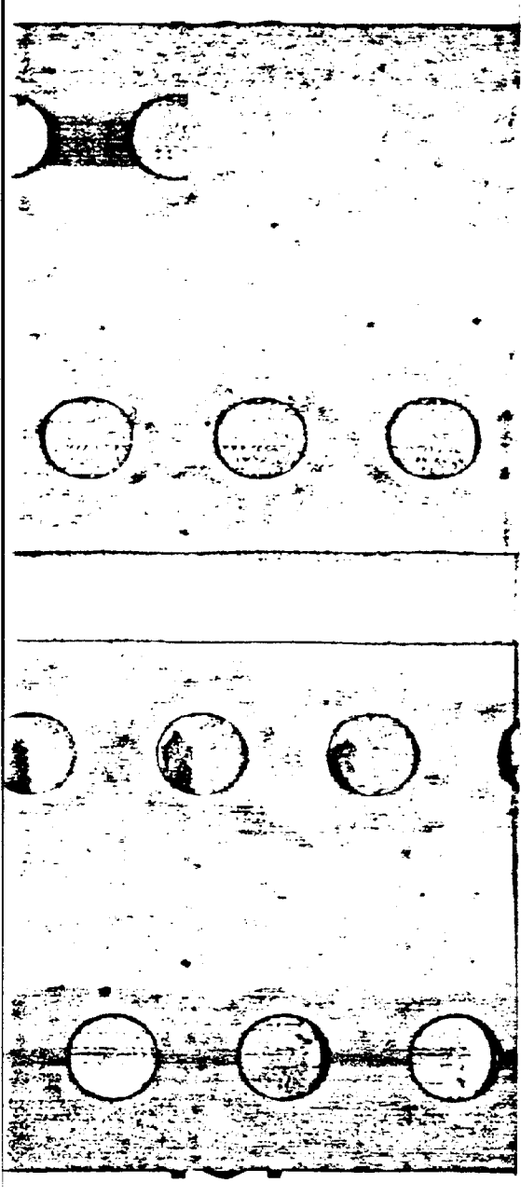
In testimony whereof, witness the signatures of all of the members of the Board of Directors of JRS, LLC on the 3rd day of June, 1995.

Timothy M. Janson
TIMOTHY M. JANSON

Matthew Janson
MATTHEW JANSON

James W Laemmle
JAMES LAEMMLE

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, RODC, 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 south 40 degrees 13 minutes 59 seconds east 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 degrees 06 minutes 12 seconds, a tangent distance of 110.45 feet, and a chord of south 35 degrees 40 minutes 53 seconds east 220.20 feet; thence leaving said right-of-way line south 65 degrees 37 minutes 12 seconds west 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, RODC; thence at right angles with said northerly lines, north 24 degrees 22 minutes 48 seconds west 741.53 feet to an iron pin in the easterly boundary to said property of Nashville Electric Service; thence with said boundary north 49 degrees 42 minutes 36 seconds east 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.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9965 PG 870

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	350000.00
CON TX	1295.00
PRFEE	1.00
WDEED	20.00
TOTAL	1316.00
CHECK	1316.00

03/04/96 01 10:20 0001 4049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0156067 IDENTIF. ↑ REFERENCE

96 MAR -4 AM 10:18

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1012172