BK/ 10797 PG 454

Mail

This instrument prepared by:
BLUEGRASS INVESTMENT
CORPORATION
1210 Briarville Road, Building E
Madison, TN 37115

| Address New Owner: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| BLUEGRASS INVESTMENT CORPORATION<br>1210 Briarville Road, Bldg E<br>Madison, TN 37115 | Same | Map 34-15<br>Parcels 32 and 33 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration of value, whichever is greater, for this transfer is $136.368.00.

Michael T Price
Affiant

Subscribed and sworn to before me, this the 30th day of January, 1998.

Notary Public

My Commission Expires: 11/24/2001

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, FRANKLIN N. MYERS and wife, LUCY MYERS and MICHAEL T. PRICE and wife, SHANNON S. PRICE (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said BLUEGRASS INVESTMENT CORPORATION, a Tennessee corporation, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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04015 95

INCLUDE A REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to said Grantee. Grantors covenant with Grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered except for matters set forth on Exhibit "B" attached hereto and made a part hereof.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, its heirs, successors, and assigns against the lawful claims of all persons whatsoever; provided, however, this conveyance is made subject to those matters set forth on Exhibit "B".

IN WITNESS WHEREOF, the Grantors have caused this Warranty Deed to be executed this 28 day of January, 1998.

FRANKLIN N. MYERS

LUCY MYERS

MICHAEL T. PRICE

SHANNON S. PRICE

STATE OF FLORIDA )
COUNTY OF Hillsborough

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, FRANKLIN N. MYERS and LUCY MYERS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in TAMPA, FLORIDA, this the 28th day of JANUARY, 1998.

Notary Public

My Commission expires:

11-7-2000

JAMES C. GAFFNEY
MY COMMISSION # CC 599974
EXPIRES: November 7, 2000
Bonded Thru Notary Public Underwriters

BOOK 10797 PG 456

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, MICHAEL T. PRICE and SHANNON S. PRICE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office in Nashville, TN, this the 30th day of January, 1998.

Notary Public

My Commission expires:

11/24/2001

Exhibit A

BOOK 10797 PG 457




DEED DESCRIPTION
1100 MYATT DRIVE PROPERTY
W & A FILE NO. 365-0697

PROPERTY LOCATED IN THE 10TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING LOT 1 ON THE FINAL PLAT OF THE RESUBDIVISION OF LOTS 2 & 3, SECTION TWO, RIVERGATE INDUSTRIAL PARK AS OF RECORD IN PLAT BOOK 9700, PAGE 567 REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A BOUNDARY SURVEY PREPARES BY WAMBLE & ASSOCIATES, PLLC, DATED JANUARY 29, 1998, AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE EASTERLY RIGHT-OF-WAY LINE OF MYATT DRIVE, ALSO BEING THE NORTHWEST CORNER OF LOT 1 ON THE FINAL PLAT OF RIVERGATE INDUSTRIAL PARK, SECTION TWO AS OF RECORD IN PLAT BOOK 6900, PAGE 239 R.O.D.C., TN.; THENCE, FOLLOWING THE EASTERLY RIGHT-OF-WAY LINE OF MYATT DRIVE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 04 MINUTES 15 SECONDS, A RADIUS OF 205.63 FEET, AN ARC LENGTH OF 737.92 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES 51 MINUTES 16 SECONDS WEST 205.61 FEET TO AN IRON ROD (NEW); THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 90 DEGREES 42 MINUTES 54 SECONDS, A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 47.50 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 29 DEGREES 32 MINUTES 18 SECONDS WEST 42.69 FEET TO AN IRON ROD (NEW), BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MYATT BOULEVARD; THENCE, FOLLOWING SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 74 DEGREES 53 MINUTES 45 SECONDS EAST 169.57 FEET TO AN IRON ROD (NEW), BEING THE NORTHWEST CORNER OF LOT 4 ON THE FINAL PLAT OF RIVERGATE INDUSTRIAL PARK, SECTION TWO AS OF RECORD IN PLAT BOOK 6900, PAGE 239 R.O.D.C. TN.; THENCE, FOLLOWING THE WESTERLY LINE OF SAID LOT 4 SOUTH 15 DEGREES 06 MINUTES 18 SECONDS EAST 226.49 FEET TO AN IRON ROD (NEW), BEING THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 1; THENCE, FOLLOWING THE NORTHERLY LINE OF SAID LOT 1, SOUTH 72 DEGREES 06 MINUTES 38 SECONDS WEST 193.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 45, 456 SQUARE FEET OR 1.04 ACRES -

BEING THE SAME PROPERTY CONVEYED TO MICHAEL T. PRICE, AND WIFE SHANNON S. PRICE BY DEED FROM HUBERT L. BAKER AND CARLYLE D. APPLE AS OF RECORD IN DEED BOOK 7755, PAGE 351 R.O.D.C., TN. AND THE SAME PROPERTY CONVEYED TO FRANKLIN N. MYERS , AND WIFE LUCY MYERS FROM HUBERT L. BAKER AND CARLYLE D. APPLE AS OF RECORD IN DEED BOOK 7755, PAGE 363 R.O.D.C., TN.

Exhibit "B"

BOOK 10797 PG 458

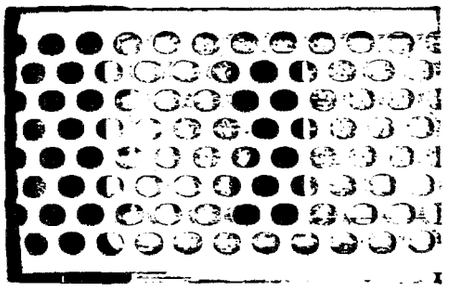
1. 1998 taxes, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 9700, Page 567 of the Register's Office of Davidson County, Tennessee.

3. Utility Easement of record in Book 6663, Page 758 of the Register's Office of Davidson County, Tennessee.

4360 02/18 0101 03CHECK 525.57

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

RECEIVED OF _____

FOR _____

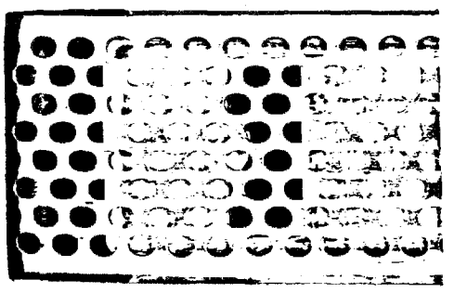
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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED |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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | CAMT | |
| | | | | 136368.00 |
| | | | CON TX | 504.57 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 20.00 |
| | | | TOTAL | 525.57 |
| | | | CHECK | 525.57 |

02/18/98 01 09:11 0001 4360

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**



0401595
IDENTIF. # REFERENCE

98 FEB 18 AM 9:12

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

**No.**1254867