18-A

BOOK 10927 PG 293

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MSP)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Knight Leasing Company, LLC c/o Lochinvar Corporation 2005 Elm Hill Pike Nashville, TN 37210 Attn: William L. Vallett, Jr.	Same	Part of Parcel 123 Map 95-14

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, VALLETT LIMITED PARTNERSHIP, a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto KNIGHT LEASING COMPANY, LLC, a Tennessee limited liability company ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit B), but not further or otherwise.

WITNESS our hands as of the 1st day of May, 1998, the Grantor having caused its name to be signed hereto by its duly authorized general partners as of said day and date.

VALLETT LIMITED PARTNERSHIP

By: William L. Vallett
William L. Vallett,
General Partner

By: Mary Jean Vallett
Mary Jean Vallett,
General Partner

0436784
IDENTIF. ↑ REFERENCE

98 MAY 12 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, William L. Vallett and Mary Jean Vallett, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the General Partners of Vallett Limited Partnership, a Tennessee limited partnership, and are authorized by the limited partnership to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 6 day of May, 1998.

Barbara J. Gallin
Notary Public

My Commission Expires: 9/18/99

STATE OF TENNESSEE.
COUNTY OF Davidson

The actual consideration or value (whichever is greater) for this transfer is $54,400.00.

Wm L Vallett
Affiant

Subscribed and sworn to before me, this 6 day of May, 1998.

Barbara J. Gallin
Notary Public

My Commission Expires: 9/18/99

602454.1

EXHIBIT A

SURVEYORS DESCRIPTION

Being a parcel of land in the Nashville, First Civil District, Fifteenth Councilmanic District, Davidson County, Tennessee, generally located south of Elm Hill Pike and west of Airlane Drive, being part of the property conveyed to Vallett Family Partners, Ltd. by Deed of Record in Book 7635, Page 23, R.O.D.C., and also being a part of Lot 38 as shown on the plan of the Metropolitan Industrial Park, Section 31, of Record of Plat Book 4595, Page 81, R.O.D.C. and a part of Lot 10 as shown on the plan of the Metropolitan Industrial Park, Phase 2, Section 10 of Record in Plat Book 5190, Page 379, R.O.D.C. and being more particularly described as follows:

COMMENCING at the northeasterly corner of Lot 38, Metropolitan Industrial Park, Section 31, as of record in Plat Book 4595, Page 81, R.O.D.C.;

THENCE, with the westerly line of property conveyed to Circle K Properties, Inc. By deed of record in Book 9055, Page 373, R.O.D.C. S 20° 49' 00" E, 200.15 feet to the true point of beginning of the herein described parcel;

THENCE, with the said westerly line of property conveyed to Knight Leasing Company, LLC, by deed of record in Book 9452, Page 185, R.O.D.C.,S 20° 49' 00" E, 298.48 feet to a point on the southerly line of said Knight Leasing Company, LLC;

THENCE, with said southerly line of said Knight Leasing Company, LLC, property , S 87° 47' 00" E, 116.72 feet to a point on the westerly right-of-way line of Airlane Drive;

THENCE, with the westerly right-of-way line of Airlane Drive, S 14° 59' 11" E, 12.26 feet to a point

THENCE, with a curve to the right, said curve having a radius of 970.00 feet, a central angle of 01° 58' 04", a length of 33.31 feet and a chord bearing of S 14° 00' 09" E, for a distance of 33.31 feet to a point;

THENCE, leaving said westerly right-of-way line with a severance line the following calls:

S 76° 22' 50" W, 65.17 feet to a point

with a curve to the right, said curve having a radius of 20.00 feet, a central angle of 85° 15' 05", a length of 29.76 and a chord bearing of N 60° 59' 38" W for a distance of 27.09 feet to a point;

N 48° 23' 03" W, 11.31 feet to a point,

N 86° 58' 19" W, 50.41 feet to a point

with of a curve to the right, said curve having a radius of 30.00 feet, a central angle of 78° 55' 10", a length of 41.32 feet and a chord of N 47° 30' 44" W, for a distance of 38.13 feet to a point;

N 08° 03' 09" W, 183.01 feet to a point

with of a curve to the left, said curve having a radius of 150.00 feet, a central angle of 20° 18'30", a length of 53.17 feet and a chord of N 18° 12'24" W, 52.89 feet to a point;

N 28° 21'40" W, 69.05 feet to a point,

N 83° 09'00" E, 15.25 feet to the true point of beginning.

Containing 13,658 square feet or 0.31 acres, more or less.

Barge, Waggoner, Sumner and Cannon, Inc.
File 6067-55
February 19, 1998

Being a portion of the property conveyed to Vallett Limited Partnership by deeds of record in Book 7439, page 263, and Book 7635, page 23, respectively, of the Register's Office of Davidson County, Tennessee.

The foregoing described parcel also is a portion of Lot 9 on the plan of the Metropolitan Industrial Park, Phase Two, Section Twenty-two, Elm Hill Pike and Airlane Drive, First Civil District, 15th Councilmanic District, Nashville, Davidson County, Tennessee as of record in Plat Book 9700, page 645, Register's Office of Davidson County, Tennessee. The legal description is taken from a survey prepared by William C. Watson, Tennessee Registered Land Surveyor #1487 dated February 18, 1998 and bearing file number 6067-55, said surveyor's address being Barge, Waggoner, Sumner & Cannon, Inc., 162 Third Avenue North, Nashville, Tennessee 37201.

603137.1

6082 05/12 0101 03CHECK 222.28

EXHIBIT B

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

2. Easements contained in Book 4205, page 437, Register's Office for Davidson County, Tennessee.

3. Restrictions and easements contained in Book 4214, page 851 and in Book 4702, page 998, Register's Office for Davidson County, Tennessee.

4. Terms and provisions of Lease between William L. Vallett and Mary Jean Vallett, as landlords, and Lochinvar Water Heater Corporation, as tenant, a memorandum of which is of record in Book 5566, page 853, Register's Office of Davidson County, Tennessee.

5. All matters shown on plats recorded in Plat Book 4595, page 81, Plat Book 5190, page 379 and Plat Book 9700, page 645, Register's Office of Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10927 PG 298

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	54400.00
			CON TX	201.28
			PRFEE	1.00
			WDEED	20.00
			TOTAL	222.28
			CHECK	222.28
05/12/98	01		10:53 0001	6082

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04367784
IDENTIF. ↑ REFERENCE
98 MAY 12 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1292104