BOOK 11219 PAGE 335

Prepared By:
Manatt, Phelps & Phillips, LLP
1233 Seventeenth Avenue South
Nashville, Tennessee 37212
615/327-1844

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
Petrotec Properties, LLC, 405 40th Avenue North Nashville, Tennessee 37209	Same	91-12 274

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, PATTERSON COMPANY, formerly known as PETROLEUM EQUIPMENT COMPANY, a Tennessee Corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto PETROTEC PROPERTIES, LLC, a Tennessee Limited Liability Company, the GRANTEE herein, its, successors and assigns, a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, heirs and assigns forever.

GRANTOR covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, that it has the good right to convey it and the same is unencumbered except for the following: None.

GRANTOR further covenants and binds itself and its representatives to warrant and defend the title to the said land to the GRANTEE, its assigns and successors, against the lawful claims of all persons whomsoever.

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 20th day of November, 1998.

Patterson Company

By: Helen D. Patterson
Helen Patterson, President

X:\SULLIVAN\PATTERSO\WARRANTY.DED

ACKNOWLEDGMENT

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STATE OF TENNESSEE)
)
COUNTY OF Williamson)

BEFORE ME, Douglas S. Hale, a Notary Public in and for the County and State aforesaid, personally appeared Helen B Patterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the President of Patterson Company a corporation, and that she as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

WITNESS my hand and seal at office in Franklin, Tennessee, this the 20th day of November, 1998.

NOTARY PUBLIC

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO.

MY COMMISSION EXPIRES:
2/23/02

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is two-hundred ninety five Thousand Dollars and No/100 ($295,000.00).

AFFIANT - Chief Manager

SWORN AND SUBSCRIBED to before me this 20 day of November, 1998.

NOTARY PUBLIC

DOUGLAS S. HALE NOTARY PUBLIC AT LARGE WILLIAMSON CO.

MY COMMISSION EXPIRES:
2/23/02

EXHIBIT A

Legal Description

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Land in Davidson County, Tennessee, being parts of Lots Nos. 3 and 4 on the plan of Clifton, as of record in Book 21, page 35, Register's Office for said County, described together as follows:

Beginning at a point in the southeast corner of the J.B. Michael & Company, Inc. property, said point being the west right of way line of Fortieth Avenue, north, a distance of 183.2 feet from an iron pin in the north right-of-way of Charlotte Pike; thence north 6° 0' east along the west right-of-way of Fortieth Avenue, North a distance of 245.1 fee to a point in the south right-of-way of proposed Interstate Highway I-40; thence leaving the right-of-way of Fortieth Avenue, North, south 86° 02' west along the proposed right-of-way of Interstate Highway I-40 a distance of 427.2 feet to a point in the north right-of-way line of the L&N Railroad, said railroad having a right-of-way width of 50 feet; thence south 28° 32' east along said L&N Railroad right-of-way a distance of 255.2 feet to the southwest corner of the Michael property; thence leaving said L&N Railroad right-of-way north 88° 11' east a distance of 279.67 feet to the point of beginning and containing 84,250 square feet, more or less, in accordance with a survey by the State of Tennessee, Drawing Sheet 23 of 28, revised 4/9/62, Federal Aid Project No. I-40-3(5) 201 Part II.

Being the same property conveyed to Petroleum Equipment Company, a Tennessee corporation, by deed from J.B. Michael & Company, Inc., of record in Book 3466, page 564, Register's Office of Davidson County, Tennessee, the said Petroleum Equipment Company, a Tennessee corporation having changed its name to Patterson Company by Articles of Amendment to the Charter of Petroleum Equipment Company of record in Book 8189, page 845, in said Register's Office.

C:\WORK\PATTERSO\LEGAL.DES\112098\1404

051657J
IDENTIF. ↑ REFERENCE

98 NOV 24 PM 12:51
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1298 11/24 0101 03CHECK 1106.50

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

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RECEIVED OF _____

FOR _____

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	295000.00
			CON TX	1091.50
			PRFEE	1.00
			WDEED	12.00
			CFEE	2.00
			TOTAL	1106.50
			CHECK	1106.50

11/24/98 01 12:51 0001 1298

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

051657.1
IDENTIF. ↑ REFERENCE

98 NOV 24 PM 12:51
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1376342