BOOK 11269 PAGE 362

FROM: Taylor-Dunn Corporation, a California corporation

TO: William D. Epley and Barbara S. Epley, Husband and Wife

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
William D. Epley and Barbara S. Epley 224 The Hollows Court Hendersonville, TN 37075	SAME	Map: 72-5 Parcel: 59

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, PLLC, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of January, 1999.

Notary Public

My Comm. Expires: 5/25/99

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, TAYLOR-DUNN CORPORATION, a California corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto WILLIAM D. EPLEY and BARBARA S. EPLEY, husband and wife, hereinafter called "GRANTEE(S)", their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as described on Exhibit A attached hereto and made a part hereof.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 its hand this 7th day of January, 1999.

TAYLOR-DUNN CORPORATION, a
California corporation

BY:
NAME: W. SCOTT COURIE
TITLE: ASST TREASURER

0534601
RECEIVED & RECORDED
99 JAN -8 PM 2:57
ALL GRANTOR-REGISTER
DAVIDSON COUNTY, TN.

1003898C
12101625

0512 01/08 0101 03CHECK 2609.00

STATE OF Oregon)
COUNTY OF Multnomah)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared W. Scott Currie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Assitant Treasurer of Taylor-Dunn Corporation, the within named bargainor, a corporation, and that he as such Assitant Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as W. Scott Currie.

Witness my hand and seal, at office in Stand Secretarial, Portland, Oregon, this the 7 day of January, 1999.

Ruth A. Monger
NOTARY PUBLIC

My Commission Expires: July 22, 2001

OFFICIAL SEAL
RUTH A. MONGER
NOTARY PUBLIC-OREGON
COMMISSION NO. 303271
MY COMMISSION EXPIRES JULY 22, 2001

1003898C
12101625

EXHIBIT A

Legal Description

Land in the 12th, formerly the 8th, Civil District of Davidson County, Tennessee, being part of Lot No. 4 on the plan of the Division of the lands of George Stull, deceased, as of record in Minute Book F, page 234, and Lot No. 2 on the Re-Subdivision of Part of Lot No. 4 Division of Lands of George Stull, of record in Book 4060, page 15, of the Register's Office for said County, being more particularly described according to a survey by H & H Land Surveying, Inc., dated November 9, 1994, and last revised November 17, 1994 bearing Job Number 94-545 as follows:

Beginning in the southerly margin of Trinity Lane, 571.04 feet West of the centerline of L & N Railroad, said beginning point being the northwest corner of the property conveyed to General Shoe Corporation by deed from Joy Floral Company, of record in Book 1372, page 399, said Register's Office; thence leaving the South right-of-way of Trinity Lane, South 28° 42' 27" West 19.02 feet to an iron pin; thence, South 85° 54' 03" East 4.88 feet to an iron pin; thence South 27° 59' 53" West 931.01 feet to an iron pin in the South line of Lot No. 4 and the North line of Lot No. 5; thence with the line between said lots, North 84° 04' 11" West 225.24 feet to an iron pin; thence North 84° 53' 09" West 10.60 feet to a concrete monument in the easterly right-of-way of Ellington Parkway; thence with said right-of-way, North 17° 08' 50" East 132.37 feet to a concrete monument in said right-of-way of Ellington Parkway; thence with said right-of-way, North 20° 22' 08" East 569.70 feet to an iron pin in the easterly right-of-way of Ellington Parkway and the southwest corner of Lot No. 1 on the Plan of the Division of the Lands of George Stull, as of record in Book 4060, page 15, said Register's Office; thence with the South line of Lot No. 1, South 82° 20' 06" East 181.35 feet to an iron pin; thence with the East line of Lot No. 1, North 27° 56' 12" East; 216.65 feet to an iron pin in the South margin of Trinity Lane; thence with said South margin of Trinity Lane, South 85° 18' 30" East 157.90 feet to the point of beginning, containing 230,833.787 square feet or 5.300 acres, more or less.

Being the same property conveyed to World Class Management, Inc., a California corporation, by deed from JMT Corporation, a Tennessee corporation, of record in Book 9575, page 203, Register's Office for Davidson County, Tennessee. The name of World Class Management, Inc. was changed to Taylor-Dunn Corporation, by amendment to the corporate charter of record with the Secretary of State.

EXHIBIT B

Permitted Encumbrances

1. Metropolitan Government taxes for 1999 and subsequent years.

2. Slope Easement conveyed to the State of Tennessee Department of Highways as contained in deed of record in Book 4094, page 715, said Register's Office.

3. Sanitary sewer and/or storm drainage easement and any temporary construction easements of record in Book 4236, page 828, said Register's Office.

4. All matters as shown on the Plan of record in Book 4060, page 15, said Register's Office.

5. Lack of direct access to Ellington Parkway, a controlled access highway.

6. All matters as shown on the survey made by H & H Land Surveying, Inc., dated November 9, 1994 and last revised November 17, 1994, Job No. 94-545.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11289 PAGE 366

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

CAMT
700000.00
CON TX 2590.00
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 2609.00
CHECK 2609.00
01/08/99 01 14:54 0001 051

05346 01
IDENTIF. & REFERENCE

99 JAN -8 PM 2:57
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1409882