Box 28

7810012 9

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 11298 PAGE 189

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

Kathy J. Clarke
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF Jan., 1999

J. Linda Lovelace
NOTARY PUBLIC

My Commission expires: 9/28/2002

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JULIUS DOOCHIN FABRICATION, LLC (NAME)	SAME (NAME)	92-7-170 & 172
511 Chesterfield Ave. 5B (ADDRESS)	(ADDRESS)	
Nashville TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by **the hereinafter** named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **we**

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

JULIUS DOOCHIN FABRICATION PROPERTY, LLC

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Matters shown on the Plan of record in Book 9700, page 495, Register's Office for Davidson County, Tennessee

99 JAN 14 PM 1:32
DAVIDSON COUNTY TN

0537009
IDENTIF. & REFERENCE

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 11th day of January, 1999.

METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

BY: _____
Gerald F. Nicely, Executive Director

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____

Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____

Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of TENNESSEE }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Gerald F. Nicely, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Executive Director of Metropolitan Development and Housing Agency, the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by himself as such officer (or partner).

Witness my hand and official seal at office this 11th day of January, 1999.

My Commission expires:
9-29-99

NOTARY PUBLIC AT LARGE TENNESSEE

V. Jean Burke
Notary Public

EXHIBIT "A"

BOOK 11298 PAGE 191

Tract I:

Being a tract or lot of land in the 3rd Ward of Nashville, Davidson County, Tennessee: Beginning at a point in the westerly margin of 19th Ave. No. (formerly Durham St.) 129 feet, 3 inches northwest of the northwest corner of Batavia and 19th Ave. No., (formerly Durham St.) running thence South 69 degrees West 89 feet to a point in the center of a branch running through lot No. 1; thence with the center and meander of said branch, to a point where said branch intersects a 20 ft. alley, easterly margin; thence with said line of said alley northwardly 184 feet 6 inches, more or less; thence easterly 177 feet, 8 inches, more or less, to the westerly margin of 19th Avenue N. (formerly Durham St.); thence southerly along the westerly margin of said 19th Ave. No. (formerly Durham St.) (beginning 150 feet from the southwest corner of Herman St.) to the beginning. Being part of Lot No. 1 in W.G. Bush's Subdivision of Lot 16 in the Harding Lytle tract, a plan of which subdivision is of record in Book 57, page 20, of the Register's Office for Davidson County, Tennessee.

Included in the above but excluded therefrom is that portion conveyed from Metropolitan Development and Housing Agency to Sonia Doochin in Book 10196, page 638, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of W.G. Bush's Subdivision of Lot No. 16, Harding Lytle Tract, as of record in Book 57, page 20, Register's Office for said County, described as follows:

Beginning on the westerly margin of 19th Avenue, North, formerly Walnut Durham Street, at a point the northeast corner of the property conveyed to Katie McEwen, by deed from Jim McEwen, Sr., and wife of record in Book 762, page 203; thence with the westerly margin of 19th Avenue, North, northerly 58 feet 4 inches, more or less, to the southeast corner of the property conveyed to Stella Rick by deed from R.L. Knox of record in Book 512, page 240; thence with Rich's line and the center of a sewer enclosing a former branch southwestwardly to the northwest corner of said McEwen's property; thence with McEwen's northerly line eastwardly to the beginning.

Being the same property conveyed to METROPOLITAN DEVELOPMENT AND HOUSING AGENCY by deed from GENEVA G. ABERNATHY of record in Book 10885, page 412, Register's Office for Davidson County, Tennessee.

2003 01/14 0101 03CHECK 74.20

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11298 PAGE 192

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

0537009

IDENTIF. # REFERENCE

99 JAN 14 PM 1:32

REGISTER
DAVIDSON COUNTY, TN.

CAMT	16000.00
CON TX	59.20
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	74.20
CHECK	74.20

01/14/99 01 13:30 0001 3003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1412445