WARRANTY DEED

Instr:20000208012874 Page: 1 OF 3
REC'D FOR REC 02/08/2000 11:00:34AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $3253.97

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE [illegible]

Notary Public

MY COMMISSION EXPIRES: [illegible]-18
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tennessee Rubber Company, LLC	New Owner	175-164
(NAME)	(NAME)	
1000 Franklin Avenue	1000 Franklin Avenue	
(ADDRESS)	(ADDRESS)	
Garden City, New York 11530	**Garden City, New York 11530**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Estate of Bobby Pugh and Billy Bowers**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tennessee Rubber Company, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

unimproved
This is improved X property, known as **15.99Acres More or Less Hurricane Creek Blvd., ,**
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 my/our hand(s) this.

Dorothy Pugh, Ex
Estate of Bobby Pugh

Billy Bowers
Billy Bowers

State of Florida County of Osceola

Before me the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Dorothy S. Pugh, 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 Executrix of the Estate of Bobby Pugh and that she as such executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Kissimmee, Fl., this 22nd day of Jan. 2000.

Commission Expires: 6/22/2003

Ruth Ann Richardson
Notary Public

RUTH ANN RICHARDSON
My Comm Exp. 6/22/2003
No. CC 845038
Personally Known ( ) Other I D

State of TN County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Bowers bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, TN, this 31, day of January 2000.

Commission Expires: 2-18-01

Notary Public

KELLY R. PARKER
NOTARY PUBLIC AT LARGE

This property is conveyed subject to any and all easements of record, specifically easements of record in Book 1083, Page 277; Book 7594, Page 783 and 785; Book 7306 Page 161; Book 4583, Page 431; Book 4453, Page 159; Book 7295, Page 986; Book 11423, Page 609 and in Book 11423, Page 615.; Register's Office for said County.

The property interest herein conveyed is expressly subject to the incumbrance created by the condemnation proceedings filed in the United States District Court for the Middle District of Tennessee, docket numbers 3 99-0217 and 3 99-0216, both styled *United States of America ex rel. Tennessee Valley Authority vs. Joe Meeks, et al.*

18891.00
01/19/00

Exhibit A

PROPERTY DESCRIPTION
PROPERTY MAP 175 PARCEL 164

Land located in Nashville, Second Civil District, Davidson County, Tennessee located south of Murfreesboro Road, north of CSX Railroad and east of Hurricane Creek Boulevard and being more particularly described as follows:

Land located in Nashville, Second Civil District, Davidson County Tennessee located south of Murfreesboro Road, north of CSX Railroad and east of Hurricane Creek Boulevard and being more particularly described as follows:

Beginning in the southerly line of Lot 1, Hurricane Creek Industrial park, Section One of record in Plat Book 6900, Page 144, R.O.D.C., South 80° 13' 55" East, 136.09 feet from the easterly margin of Hurricane Creek Boulevard;

Thence, along the southerly line of Lots 1 and 2, Hurricane Creek Industrial Park, Section One and property of Metropolitan Government of Nashville and Davidson County of record in Deed Book 7397, page 98, R.O.D.C. the following calls;

South 80° 13' 55" East, 84.22 feet to an iron pin;
South 80° 30 '37" East, 655.62 feet to an iron pin;
South 80° 22' 28" East, 420.07 feet to an iron pin in the easterly line of this parcel.

Thence, along the easterly line of this parcel, South 09° 37' 38" West, 681.38 feet to the southeasterly corner of this parcel;

Thence, along the southerly line of this parcel, North 70° 47' 25" West, 1261.36 feet to the southwesterly corner of the parcel;

Thence, along the westerly line of this parcel, North 19° 44' 32" East, 477.45 feet to the point of beginning.

Containing 696,420.0 square feet of 15.99 acres, more or less.

E:\18891\2000\RFerguson\pd011\parcel 164.wpd

Being a portion of the same property conveyed to The Estate of Bobby Pugh, Joe Meeks and Billy Bowers by Deeds of record in Book 11286, page 770; Book 6015, page 886; Book 11122, page 605 and in INstrument being recorded simultaneously herewith in the Register's Office for Davidson Co. Tennessee.