#16891
File Box 9-B
First Title and
Escrow Company, Inc.

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
2000 Richard Jones Rd., Ste. 110
Nashville, Tennessee 37215

Instr:200002280019175 Page: 1 OF 3
REC'D FOR REC 02/28/2000 2:22:05PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $296.00

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HARTERT-RUSSELL, LLC (NAME)	NEW OWNER (NAME)	105-15
1410 DALLAS AVENUE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13
NASHVILLE, TN 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DA21900

FOR AND IN 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, O'DELL EQUIPMENT AND SUPPLY CO., INC., a Kentucky corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HARTERT-RUSSELL, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

ALL THAT TRACT OR PARCEL OF LAND DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

unimproved ( )
This is improved (XX) property, known as 2301 Bransford Avenue, Nashville, Tennessee 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 24th day of November, 1999

O'DELL EQUIPMENT AND SUPPLY CO., INC.

BY: John O'Dell Chb

JOHN E. O'DELL, CHAIRMAN

STATE OF TENNESSEE

COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand at office, this _____ day of _____, 19 _____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN E. O'DELL

with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chairman of O'DELL EQUIPMENT AND SUPPLY CO., INC. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this 24th day of November, 1999.

My commission expires 7/21/2002 Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant 2-25-2000

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF FEBRUARY, 2000

MY COMMISSION EXPIRES: _____ Notary Public

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

FROM O'DELL EQUIPMENT AND SUPPLY CO., INC.

TO HARTERT-RUSSELL, LLC

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

EXHIBIT"A"

TRACT A:

Land in Davidson County, Tennessee, being part of Tract No. 1 on the Map of the lands of W.W. Berry, deceased, of record in Book 421, page 26, said Register's Office, described according to a copy of a survey made October 30, 1948, by Hal R. Swann, Jr., Surveyor, as follows:

Beginning at a point in the westerly margin of Bransford Avenue, 28.6 feet south of the bank of Brown's Creek, in the easterly terminus of a 25 foot easement or travelway as established in deed to Metal Products Company of record in Book 1491, page 228, said Register's Office, thence along the margin of Bransford Avenue, South 20 deg. 38 min. East 30 feet to a point; thence South 40 deg. 14 min. West 68.2 feet to a point; thence North 20 deg. 38 min. West 30 feet to a point in the south line of said 25 foot easement; thence with the line of the same North 40 deg. 14 min. East 68.2 feet to the beginning.

TRACT B:

Land in Davidson County, Tennessee, being part of Tract No. 1 on the map of the land of W.W. Berry, deceased, of record in Book 421, page 26, said Register's Office and described according to a survey dated October 20, 1982, by William M. Keel, surveyor, as follows:

Beginning to an iron pin in the westerly margin of Bransford Avenue, in the southerly bank of Brown's Creek and on the northerly margin of a 25 feet easement or travelway as established in deed to Metal Products Company of record in Book 1491, page 228, said Register's Office, thence along the said westerly margin of Bransford Avenue, South 20 deg. 38 min. East 28.6 feet to an iron pin in the northeasterly corner of the property conveyed to Robert D. Bango et ux, Mildred L. Bango, by deed of record in Book 5775, page 809, said Register's Office; thence along the northerly line of the said Bango property south 40 deg. 14 min. West 68.20 feet to a point in the northwesterly corner of the said Bango property; thence South 20 deg. 38 min East 30 feet to a point in the southwesterly corner of the said Bango property; thence North 40 deg. 14 min. East 68.20 feet to a spike in the southeasterly corner of the said Bango property and in the westerly margin of Bransford Avenue; hence South 20 deg. 38 min. east 49 feet along the westerly margin of Bransford Avenue to an iron pin; thence South 73 deg. 47 min. 44 sec. West 93.35 feet to an iron pin; thence North 3 deg. 23 min. West 62.40 feet to an iron pin; thence North 40 deg. 41 min. east 85.00 feet to an iron pin; being the point of beginning.

Being the same property conveyed to O'Dell Equipment and Supply Co., Inc., a Kentucky corporation by deed from Wolfgang Sauerman, an unmarried person of record in Book 7179, page 198, said Register's Office.

This conveyance is made subject to: (1) Easement of record in Book 1491, page 228; and (2) All matters appearing on Plan of record in Plat Book 421, page 26, said Register's Office.