Box 36

This Form furnished by: **HELEN SFIKAS ROGERS, Attorney at Law**

Instr:200003100025147 Page: 1 OF 5
REC'D FOR REC 03/10/2000 2:51:40PM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $6169.75

FROM:

ELEFTHERIOS KYRIAKOS,
PANAGOULA KYRIAKOS AND
HELEN KYRIAKOS MANOS
JOHN G. MANOS

TO:

PENN MAINTENANCE COMPANY, INC., AND
PENN WINDOW AND OFFICE CLEANING
COMPANY, INC., PENNSYLVANIA CORPORATIONS

WARRANTY DEED

New Owner & Address	Taxable Party	Map-Parcel Numbers
Penn Maintenance Company, Inc., 104 West North Avenue, Pittsburgh, Pennsylvania 15212	Penn Maintenance Company, Inc., 104 West North Avenue, Pittsburgh, Pennsylvania 15212	Map No. 86; No. 183

STATE OF ILLINOIS }

COUNTY OF McLEAM }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS: *$ 1,667,500.00.*

ELEFTHERIOS KYRIAKOS

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2000.

Carol A. Hill
NOTARY PUBLIC

"OFFICIAL SEAL"
CAROL A. HILL
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES 02/28/01

MY COMMISSION EXPIRES: 2/28/01
DATE

Instrument Prepared By:

HELEN S. ROGERS
Attorney at Law
2205 State Street
Nashville, TN 37203

(615) 320-0600

For and in consideration of the sum of One Million Six Hundred Ninety-Five Thousand and No/100 *($1,695,000.00)* Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, ***ELEFTHERIOS KYRIAKOS, PANAGOULA KYRIAKOS, HELEN KYRIAKOS MANOS and JOHN G. MANOS,***

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ***PENN MAINTENANCE COMPANY, INC., and PENN WINDOW AND OFFICE CLEANING COMPANY, INC., Pennsylvania Corporations***, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Nashville, Davidson County, State of Tennessee, described as follows to wit:

Property located in the 13th Councilmanic District of Nashville, Davidson County, Tennessee, Being Lot Nº 1 on the Final Plat of Section One, Central Pike Subdivision as of record in Plat Book Nº 6050, Page Nº 313, Registers Office of Davidson County, Tennessee. Also being Parcel Nº 183 on Davidson County Property Map 86 and being more particularly described according to a survey prepared by Wamble and Associates dated October 29, 1996, Up-Dated on February 21, 2000, as follows:

Beginning at the intersection of the Southerly right-of-way of Central Pike and the westerly right-of-way of Old Hickory Boulevard; Thence, with said Old Hickory Boulevard with a curve to the right having a central angle of 03 degrees 31 minutes 00 seconds, a radius of 2814.79 feet an arc length of 172.76 feet and a chord bearing and length of South 10 degrees 28 minutes 46 seconds East 172.73 feet to a point, said point being an existing concrete monument at the Northeast corner of Lot Nº 1 of Darsinos subdivision as of record in Plat Book Nº 5800, Page Nº 91, Registers Office of Davidson County, Tennessee; Thence, leaving said Old Hickory Boulevard and following the Northerly Boundary of the aforementioned Darsinos Subdivision South 86 degrees 55 minutes 55 seconds West 174.63 feet to a point, said point being the Northwest corner of the aforementioned Darsinos Subdivision; Thence, with the Westerly Line of said Darsinos Subdivision South 11 degrees 46 minutes 04 seconds East 140.14 feet to a point; Thence, leaving said Westerly Line South 86 degrees 53 minutes 18 seconds West 57.17 feet to a point, said point being the Southeast Corner of the property conveyed to Shankerbhai B. Papel as of record in Deed Book Nº 6944, Page Nº 754, Registers Office of Davidson County, Tennessee; Thence, with the Easterly line of said Papel property North 11 degrees 48 minutes 19 seconds West 139.71 feet to a point; Thence, South 85 degrees 30 minutes 32 seconds West 22.34 feet to a point, said point being the Southeast Corner of the property conveyed to Shurgard-Freeman Hermitage Joint Venture as of record in Deed Book Nº 9516, Page Nº 428, Registers Office for Davidson County, Tennessee; Thence, with the Easterly line of said Shurgard-Freeman property North 2 degrees 25 minutes 45 seconds East 41.50 feet to a point; Thence, North 2 degrees 39 minutes 45 seconds West 263.06 feet to a point on the Southerly right-of-way of Central Pike; Thence, with said Central Pike with a curve to the right having a central angle of 09 degrees 30 minutes 00 seconds, a radius of 783.51 feet, an arc length of 129.91 feet and a chord bearing and length of South 62 degrees 17 minutes 57 seconds East 129.76 feet to a point; Thence, South 57 degrees 32 minutes 57 seconds East 110.75 feet to the point of beginning.

Containing 63,125.00 square feet or 1.45 Acres.

Being the same real property conveyed to Eleftherios Kyriakos, Panagoula Kyriakos and Helen Kyriakos Manos as of record in Deed Book Nº 6856, Page Nº 390 and Deed Book Nº 6905, Page Nº 243, Registers Office for Davidson County, Tennessee.

This is improved real property known as:

3865 Central Pike, Old Hickory Plaza, Nashville, Davidson County, Tennessee

To **HAVE AND TO HOLD** the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with the said Grantee(s) that we 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 defend the title to the said land to the said Grantee(s), their heirs and assigns, against the lawful claims of all persons whosoever, Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

JOHN G. MANOS, joins in this instrument for the purpose of conveying any marital interest he may have in this real property by virtue of his marriage to ***HELEN KYRIAKOS MANOS***.

WITNESSED our hand this 7th day of March, 2000.

ELEFTHERIOS KYRIAKOS

PANAGOULA KYRIAKOS

HELEN KYRIAKOS MANOS

JOHN G. MANOS

STATE OF ILLINOIS }

COUNTY OF McLEAN }

Personally appeared before me, Susan L. Sbalchiero, a Notary Public in and for the said County and State, the within named ***ELEFTHERIOS KYRIAKOS*** the bargainor, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who acknowledged that **He** executed the within instrument for the purposes of therein contained.

WITNESS my hand at Bloomingdale, McLean County, Illinois, this the 24 day of March, 2000.

Susan L. Sbalchiero
NOTARY PUBLIC

My Commission Expires: 6/21/2001.
DATE

"OFFICIAL SEAL"
SUSAN L. SBALCHIERO
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 06/21/2001

STATE OF ILLINOIS }

COUNTY OF McLEAN }

Personally appeared before me, Susan L. Sbalchiero, a Notary Public in and for the said County and State, the within named ***PANAGOULA KYRIAKOS*** the bargainor, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who acknowledged that ***She*** executed the within instrument for the purposes of therein contained.

WITNESS my hand at Bloomingdale, McLean County, Illinois, this the 24 day of March, 2000.

Susan L. Sbalchiero
NOTARY PUBLIC

My Commission Expires: 6/21/2001.
DATE

"OFFICIAL SEAL"
SUSAN L. SBALCHIERO
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 06/21/2001

STATE OF ILLINOIS }

COUNTY OF McLEAN }

Personally appeared before me, Susan K. Sbalchiero, a Notary Public in and for the said County and State, the within named ***HELEN KYRIAKOS MANOS*** the bargainor, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who acknowledged that **She** executed the within instrument for the purposes of therein contained.

WITNESS my hand at Bloomingdale, McLean County, Illinois, this the 2nd day of March, 2000.

Susan K. Sbalchiero
NOTARY PUBLIC

My Commission Expires: 6/21/2000.
DATE

"OFFICIAL SEAL"
SUSAN L. SBALCHIERO
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 06/21/2001

STATE OF ILLINOIS }

COUNTY OF McLEAN }

Personally appeared before me, Susan K. Sbalchiero, a Notary Public in and for the said County and State, the within named ***JOHN G. MANOS*** the bargainor, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who acknowledged that **He** executed the within instrument for the purposes of therein contained.

WITNESS my hand at Bloomingdale, McLean County, Illinois, this the 2nd day of March, 2000.

Susan K. Sbalchiero
NOTARY PUBLIC

My Commission Expires: 6/21/2000.
DATE

"OFFICIAL SEAL"
SUSAN L. SBALCHIERO
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 06/21/2001