20-A

WARRANTY DEED

This instrument was prepared by:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Phillip P. Beyer	(Same)	107-105
1855 Air Lane Dr.		
Nashville, TN 37210		

Davidson County DEEDWARR
Recvd: 09/05/00 15:56 2pgs
Fees:11.00 Taxes:3700.00
20000905-0087708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Affiant

Sworn to and subscribed before me this the 31st day of August, 2000.

Carol D. Upleger
Notary Public

My Commission Expires: 7/27/02

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, James M. Lenahan, and wife Deborah J. Lenahan, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto Phillip P. Beyer, hereinafter referred to as Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Metropolitan Industrial Park, Phase II, Section 13, as of record in Plat Book 5190, page 470, Register's Office for Davidson County, and more particularly described according to a survey by John Kohl and Company, P. C., dated August 16, 2000, and more particularly described as follows:

Beginning at an existing iron pin in the south right-of-way line of Airlane Drive being 60 feet in width, said rod also being a corner common with Lot No. 3 of the Metropolitan Industrial Park, Phase II, Section 13, as of record in Plat Book 5190, page 470, now or formerly the property of SCI-North Carolina Limited Partnership, as of record in Book 9913, page 43; thence with the south right-of-way line of Airlane Drive for the following two calls, north 62° 29' 28" east 37.09 feet to an iron pin set, thence along a curve to the right, the central angle of which is 43° 35' 18", the radius of which is 370.0 feet, the cord of which is north 83° 56' 15" east 274.74 feet, along an

arc length of 281.48 feet to an existing concrete monument at a corner common with Lot 5 on the Second Revision, Metropolitan Industrial Park, Phase II, Section 7, as of record in Plat Book 5200, page 483, now or formerly the property of Real Mark Property Investors Limited Partnership IV, as of record in Deed Book 6850, page 451; thence leaving the south right-of-way line of Airlane Drive with said Lot 5 for the following two calls, south 16° 0' 0" west 250.71 feet to an existing iron pin; south 18° 3' 36" east a distance of 252.65 feet to an existing iron pin in the north right-of-way line of Interstate 40; thence with the north right-of-way line of Interstate 40 for the following two calls, south 72° 3' 51" west 112.02 feet to an iron pin set; south 75° 00' 10" west 53.08 feet to an existing iron pin in the common corner with Lot No. 3; thence with said Lot No. 3 north 18° 2' 51" west 508.30 feet to the point of beginning, containing 104,961 square feet (2.40 acres more or less).

Being the same property conveyed to James M. Lenahan and wife, Deborah J. Lenahan, by deed from Jefferds Corporation, a West Virginia corporation, of record in Deed Book 10241, page 104, Register's Office for Davidson County, Tennessee.

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 successors and assigns forever, and the said Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered.

AND the said Grantors further covenant and bind themselves, and their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the ____ day of August, 2000.

James M. Lenahan

Deborah J. Lenahan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. Lenahan, and wife Deborah J. Lenahan, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 31st day of August, 2000.

Carol D. Ayley
Notary Public

My Commission Expires: 7/27/02

CAROL D. AYLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

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