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Davidson County DEEDWARR
Recvd: 11/06/00 14:52 3pgs
Fees:15.01 Taxes:1810.28
20001106-0110193

OWNER/RESPONSIBLE TAXPAYER:
Baxter Properties, L.P.
222 Council Place
Knoxville, TN 37920
Tax I.D. No. **Map 94 Parcel 30**

THIS INSTRUMENT PREPARED BY:
Ben M. Davidson, Attorney
CROLEY, DAVIDSON & HUIE
1500 First Tennessee Plaza
Knoxville, Tennessee 37929

WARRANTY DEED

THIS INDENTURE made as of this **1st** day of **September, 2000**, between **HOLSTON GASES, INC.**, First Party, and **BAXTER PROPERTIES, L.P., a Tennessee limited partnership**, Second Party:

W I T N E S S E T H

THAT SAID FIRST PARTY, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Second Party, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does by these presents grant, bargain, sell and convey unto Second Party, the real property described as follows:

> **Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Nashville Truck Subdivision, of record in Book 7900, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.**
>
> **BEING the same property conveyed to Holston Gases, Inc., by deed from Nashville Truck Company, Inc., a Tennessee corporation, of record in Book 9134, Page 855, in the Register's Office for Davidson County, Tennessee.**

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein. **TO HAVE AND TO HOLD** the same unto the Second Party, its successors and assigns forever.

AND said First Party, for itself, its successors and assigns, does hereby covenant with said Second Party, its successors and assigns, that it is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except **2000** taxes, which First Party agrees to pay, and

> THIS CONVEYANCE is made subject to all applicable restrictions, easements, and building setback lines as are shown of record in the Davidson County Register's Office and further to any matters and/or conditions which would be disclosed by a current accurate survey and inspection of the property herein described;

and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, the First Party has caused this instrument to be executed by its duly authorized official as of the date first above written.

HOLSTON GASES, INC.

BY: **ROBERT ANDERS**
TITLE: **PRESIDENT**

STATE OF TENNESSEE)
) SS:
COUNTY OF KNOX)

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ROBERT ANDERS**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the **PRESIDENT** of **HOLSTON GASES, INC.**, the within named bargainor, a corporation, and that he as such officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

WITNESS my hand and official seal at office in Knox County, Tennessee, this 3rd day of November, 2000.

Notary Public

My Commission expires: 5-6-2001

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $489,205.00.

Affiant

Subscribed and sworn to before me this 3rd day of November, 2000.

Notary Public

My commission expires: 5-6-2001

/usr/fds/ws31/wdeed/66922C

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Nashville Truck Subdivision, of record in Book 7900, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Holston Gases, Inc., by deed from Nashville Truck Company, Inc., a Tennessee corporation, of record in Book 9134, Page 855, in the Register's Office for Davidson County, Tennessee.

/usr/fds/ws31/exhibits/66922C(Davidson)