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OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 12/22/00 08:39 3pgs
Fees:15.00 Taxes:858.40
20001222-0125484

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 21st DAY OF December, 2000

NOTARY PUBLIC

My Commission expires: 9/28/2002

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO	MAP & PARCEL NUMBERS:
J. Muhich Asset Trust	same	Map:91-9 Parcel:45
(NAME) 4203 Spinnaker Cove	(NAME)	Map: Parcel:
(ADDRESS) Austin, TX 78731	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 00100127

Warranty Deed

For and in Consideration Of the sum of $232,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

ERNEST C. TITTLE and RAY L. TITTLE

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JOHN MUHICH, TRUSTEE OF THE J. MUHICH ASSET TRUST

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

This is improved property known as 5916 ROBERTSON ROAD, NASHVILLE, TENNESSEE 37219

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 20th day of December, 2000

Ernest C. Tittle
ERNEST C. TITTLE

Ray L. Tittle
RAY L. TITTLE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State, the within named ERNEST C. TITTLE , , the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and office seal at the office this 21st day of December, 2000

JoAnn Smith
NOTARY PUBLIC

My Commission expires:
9/28/2002

STATE OF TEXAS

COUNTY OF Hood

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ray L. Tittle, the 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 purpose therein contained.

Witness my hand and official seal at office this 20th day of December, 2000.

Faye Corley
NOTARY PUBLIC

My Commission expires:

8-13-2003

FAYE CORLEY
NOTARY PUBLIC
STATE OF TEXAS
My Commission Expires 08-13-2003

EXHIBIT "A"

A tract of land containing 1.64 acres (71,366 square feet), more or less, part of Lot No. 38 on the Map of B.F. Cockrill's Farm, as of record in Deed Book 161, page 134 in the Register of Deeds office of Davidson County, Tennessee and being more particularly described according to survey by R. Lamar Bullock, RLS No. 2076, Maptech, Inc., dated November 14, 2000 as follows:

1. Beginning at a 14 inch Hackberry tree at the Southwest corner of the Roy D. and Shelia Coggins property as described in Deed Book 9652 at page 104 as recorded in the register of deeds office of Davidson County, said point also being on the present Northern right of way line for Robertson Avenue, having a right of way width of fifty (50) feet, thence
2. North 70 degrees 17 minutes 42 seconds West along said Northern right of way line for a distance of 41.40 feet to a set iron rod, thence
3. North 81 degrees 32 minutes 42 seconds West along said Northern right of way line for a distance of 58.17 feet to a set iron rod at the Southeast corner of the Robert E. and Sally U. Lee property as described in Deed Book 8044, page 541, in the Register's Office for Davidson County, Tennessee, thence
4. North 05 degrees 00 minutes 00 seconds East along the Eastern line of said Lee property for a distance of 300.00 feet to a found iron rod at the Northeast corner of said Lee property and also being the Southeast corner of the Mid-South Industries, Inc. property as described in Deed Book 7837 at page 814 and Deed Book 3178 at page 35 in the Register's Office Davidson County, thence
5. North 05 degrees 00 minutes 00 seconds East along the Eastern line of said Mid-South Industries, Inc. property for a distance of 427.75 feet to a found iron rod at the Northeast corner of said Mid-South Industries, Inc. property and also being on the present Southern right of way line for Briley Parkway, thence
6. South 67 degrees 41 minutes 56 seconds East along said Southern right of way line for a distance of 107.83 feet to a found iron rod, thence
7. South 05 degrees 44 minutes 50 seconds West along the Western line of the George G. Keaton property as described in Deed Book 7610 at page 998, in the Register's Office for Davidson County, Tennessee, for a distance of 312.35 feet to a found iron rod at the Southwest corner of said Keaton property and also being the Northwest corner of the said Coggins property, thence
8. South 05 degrees 06 minutes 40 seconds West along the Western line of said Coggins property for a distance of 397.34 feet to the Point of Beginning.

Being property conveyed to Ernest C. Tittle and Ray L. Tittle, as joint tenants with right of survivorship by deed from Clyde A. Tittle and wife, Laura Tittle of record in Book 9942, page 850, Register's Office for Davidson County, Tennessee.

THE PROPERTY HEREIN DESCRIBED IS NOT THE USUAL PLACE OF RESIDENCE OF THE GRANTORS, THEIR SPOUSES OR DEPENDENTS.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Easements for Sanitary Sewers and/or Storm Drainage, of record in Book 4026, page 482; Book 4108, page 640, and Book 4166, page 26, Register's Office for Davidson County, Tennessee.