41
HA

FILE BOX 19B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
00-12-3-D

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF December 2000

Notary Public

MY COMMISSION EXPIRES: May 26, 2003
(AFFIX SEAL)

DAVIDSON COUNTY TENN. NOTARY PUBLIC AT LARGE RODERICK J. NAVIN

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. MUHICH ASSET TRUST (NAME)	"NEW OWNER" (NAME)	M091-09 & 091-05,
4203 Spinnaker Cove (ADDRESS)	(ADDRESS)	P044.01,043.01,
Austin, TX 78731 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	033,162-166,032

FOR AND 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, WE, MID-SOUTH INDUSTRIES, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. MUHICH ASSET TRUST

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

A TRACT OR PARCEL OF LAND located in the First Civil District of Davidson County, Tennessee, described according to a Boundary Survey by David P. Brackman, Tennessee Registered Land Surveyor, No. 1684, dated September 21, 2000.

BEGINNING at an iron pin in the easterly right of way of Duluth Avenue at the northwesterly corner of the Layne Property, as of record in Book 2291, Page 63, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: North 05 degrees 00 minutes 00 seconds East, 438.72 feet to a PK nail; thence, with a curve to the right, having a central angle of 46 degrees 35 minutes 09 seconds, a radius of 196.15 feet and an arc length of 159.48 feet to a PK nail; thence, with a curve to the left, having a central angle of 81 degrees 16 minutes 32 seconds, a radius of 60.00 feet and an arc length of 85.11 feet to highway monument; thence, South 45 degrees 34 minutes 00 seconds East, 165.40 feet to a highway monument; thence, with a curve to the left, having a central angle of 16 degrees 27 minutes 07 seconds, a radius of 1,142.00 feet and an arc length of 327.92 feet to an iron pin; thence, South 67 degrees 19 minutes 57 seconds East, 110.68 feet to a highway monument; thence, South 67 degrees 28 minutes 48 seconds East, 33.23 feet to an iron pin; thence, South 05 degrees 00 minutes 00 seconds West, 428.00 feet to an iron pin; thence, North 84 degrees 59 minutes 57 seconds

CONTINUED

This is unimproved (X) improved ( ) property, known as Duluth Avenue, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 18th day of December, 2000

MID-SOUTH INDUSTRIES, INC., A TENNESSEE CORPORATION

By: Clayton Vance Cramb

Clayton Vance Cramb

Davidson County DEEDWARR
Recvd: 12/27/00 13:59 2pgs
Fees:11.00 Taxes:1572.50

20001227-0126236

DCTN01WC

Legal Continued from Page 1

West, 403.69 feet to an iron pin; thence, North 04 degrees 36 minutes 38 seconds East, 100.00 feet to an iron pin; thence, North 84 degrees 56 minutes 11 seconds West, 201.06 feet to the point of beginning, containing 325,969.76 square feet or 7.48 acres.

BEING the same property conveyed to Mid-South Industries, Inc., a Tennessee Corporation, by Deeds of record in Book 7837, Page 814, Book 3178, Page 35, and Book 4594, Page 839, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and PAID by the Grantor(s) herein.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, he undersigned, a Notary Public within and for the State and County aforesaid, personally appeared CLAYTON VANCE CRAMB, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the CHAIRMAN OF THE BOARD of MID-SOUTH INDUSTRIES, INC., the within named bargainor, a Tennessee Corporation, and that he as such officer, being authorized so to do, 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 at Brentwood, Tennessee, this 18th day of December, 2000.

Notary Public

My Commission Expires: 5/28/03