This Instrument Prepared By:

JOE M. LAMBERT, JR.
Second Floor
Firstar Bank Building
P.O. Box 306
Shelbyville, TN 37162
(931) 684-9600

New Property Owners:

ABL CONCEPTS, INC.
105 Lexington Drive
Lebanon, TN 37087

Davidson County DEEDWARR
Recvd: 02/06/01 11:23 3pgs
Fees:15.00 Taxes:592.00
20010206-0011571

Tax Responsibility:

SAME

This property is identified
on the Tax Assessor's records
as Map 25-4, Parcel 100

This document was prepared
without the benefit of a title search.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MID-STATE OILS, INC., a Tennessee Corporation,** has this day bargained and sold and does, by these presents, sell, transfer, and convey unto **ABL CONCEPTS, INC. a Tennessee Corporation,** its successors and assigns, a certain tract or parcel of land, lying and being in the Tenth (10th) Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Said land is in the 10th Civil District of Davidson County, Tennessee, laying within the corporate limits of the City of Goodlettsville and being more particularly described as follows:

BEGINNING at an iron pin on the west right of way of Dickerson Road, said iron pin being the common corner of Pan-Am Southern Corporation property and V. W. McCoy property; thence leaving said west right of way of Dickerson Road south 85° 31' west 150.00 feet to an iron pin; thence with an interior angle of 89° 20' north 3° 49' west 152.75 feet to an iron pin; thence with an interior angle of 89° 40' north 86° 31' east 150.00 feet to an iron pin on the west right of way of Dickerson Road along a curve having a radius of 11419.2 feet a distance of 150.00 feet to the point of beginning.

SUBJECT to a twenty (20) foot sewer easement in favor of The City of Goodlettsville as granted by instrument dated August 14, 1962.

Being the same property acquired by Grantor by deed of record at Deed Book 5756, Page 778, Register's Office, Davidson County, Tennessee.

Together with all improvements located thereon.

Subject, however, to the following:

(1) Existing leases, easements, sidetrack and license agreements, if any, whether of record or not.

(2) Covenants and conditions of record, if any.

(3) Taxes and special assessments against the said premises, if any.

(4) Zoning laws and municipal regulations, if any; building line restrictions, use restrictions and building restrictions of record, if any; and any part wall agreements of record.

(5) Encroachments, overlaps and other matters which would be disclosed by an accurate current survey.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD said tract or parcel of land, together with all improvements thereon, and all appurtenances thereunto belonging, unto the said **ABL CONCEPTS, INC.,a Tennessee Corporation**, its successors and assigns, forever.

GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate; that it has a good and legal right to sell and convey the same; and that it is free and unencumbered except for restrictions, if any.

GRANTOR FURTHER COVENANTS and binds its successors and assigns, to forever warrant and defend the title to said real estate unto the said **ABL CONCEPTS, INC., a Tennessee Corporation**, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS my signature this 31st day of January 2001.

MID-STATE OILS, INC.

David Jones Pres

DAVID JONES, PRESIDENT

STATE OF TENNESSEE)

COUNTY OF BEDFORD)

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared DAVID JONES, 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 MID-STATE OILS, INC., the within named bargainor, and that he as such PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing his name as PRESIDENT of MID-STATE OILS, INC.

WITNESS MY HAND and official seal at office in Shelbyville, Bedford County, Tennessee, this the 31st day of January, 2001.

NOTARY PUBLIC

My Commission Expires: 5-15-01

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 160,000.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

Linda C. Jacobs
AFFIANT

Subscribed and sworn to before me this the 31st day of January

[illegible] T. [illegible]
NOTARY PUBLIC or REGISTER

My Commission Expires
5-15-01