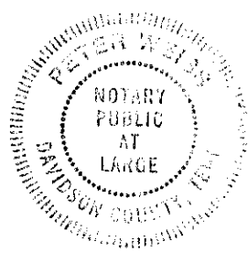
File 19B

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 301,440.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th. DAY OF February, 2001

Notary Public

MY COMMISSION EXPIRES: 5/28/2003
(AFFIX SEAL)

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
115 Duluth, L.L.C. (NAME)	" Owner " (NAME)	MAP 091-09 & 091-
2206 Dortch Avenue ST (ADDRESS)	(ADDRESS)	105, P/044.01,
NASHVILLE, TN 37210 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	043.01, 033, 162- 166

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, J. MUHICH ASSET TRUST

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 115 Duluth, L.L.C., a Tennessee Limited Liability Company

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:

LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Westover Subdivision, of record in Instrument No. 20010119-0005939, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and accurate legal description thereof.

BEING part of the same property conveyed to J. Muhich Asset Trust, by Deed from Mid-South Industries, Inc., a Tennessee Corporation, of record in Instrument No.: 20001227-0126236, 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 assumed by the Grantee(s) herein.

Davidson County DEEDWARR
Recvd: 03/01/01 15:39 2pgs
Fees:11.00 Taxes:1115.33

20010301-0019385

unimproved (X)
This is improved ( ) property, known as 4.6+/- ACRE TRACT ON DULUTH ST. NASHVILLE, TN 37209
(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 FRB this 8TH day of 2001

J. MUHICH ASSET TRUST
By:
John S. Muhich, Executive Trustee

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____ .

Commission expires _____ _____

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____ .

My commission expires _____ _____

Notary Public

STATE OF TEXAS) COUNTY OF TRAVIS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John S. Muhich, 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 Executive Trustee of the J. MUHICH ASSET TRUST, a Common Law Trust Organization, and that he as such Executive Trustee, executed the within named instrument for the purposes therein contained, by signing the name of the J. Muhich Asset Trust by himself as Executive Trustee.

WITNESS my hand and official seal at office at 4203 SPINNAKER CV, AUSTIN Texas, this 8TH day of February, 2001.

Darwin Macon
Notary Public

My Commission Expires: _____

DARWIN MACON
MY COMMISSION EXPIRES
November 3, 2003