THIS INSTRUMENT PREPARED BY:
EARL J. PORTER, JR.
Attorney at Law
214 Third Avenue North
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF APRIL, 2001.

Notary Public
My Commission Expires: 7-24-04

Davidson County DEEDWARR
Recvd: 04/25/01 09:05 3pgs
Fees:15.00 Taxes:1443.00
20010425-0040836

NAME AND ADDRESS OF PROPERTY OWNERS:

ESSEX TECHNOLOGY GROUP, INC.
315 Wilhagan Drive
Nashville, TN 37217

SEND TAX BILLS TO:

ESSEX TECHNOLOGY GROUP, INC.
321 Wilhagan Drive
Nashville, TN 37217

MAP & PARCEL NUMBERS:

106-12-2

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, J.T. Posey Company, Inc., hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Essex Technology Group, Inc., hereinafter called the GRANTEE, its heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. I:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of a resubdivision of Lots 24 and 25, Murfreesboro Rd. Industrial Subdivision, Section I, as of record in Book 4350, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 100 feet on the westerly margin of Wilhagan Road, and extends back between parallel lines 240 feet to a dead line in the rear measuring 100 feet thereon.

TRACT NO. II:

Land in Davidson County, Tennessee, being a part of Lot 24 as shown on the plan of a resubdivision of Lots 24 and 25, Murfreesboro Road Industrial Subdivision, Section I, as of record in Book 4350, page 83, more particularly described as follows:

Beginning at a point in the westerly margin of Wilhagan Road 97.5 feet South of a concrete monument at the northeast corner of said Lot No. 24; thence, North 73 deg. 59' West 240 feet to a point; thence South 16 deg. 01' West 2-1/2 feet to a point being the northeast corner of Lot No. 25; thence with a common lot line between Lot No. 25 and Lot No. 24, 240 feet to the westerly margin of Wilhagan Drive; thence with the westerly margin of Wilhagan Drive, North 16 deg. 01' East 2-1/2 feet to the point of beginning.

Being the same property conveyed to J.T. Posey Company, Inc. by deed from Morris Davis and wife, Sylvia Davis; Alvin Davis and wife, Fannye Davis; Ernest Davis and wife, Mildred Davis; Leonard Seloff and wife, Charlotte Seloff, and Norman Davis, a single man, of record in Book 5660, page 464, said Register's Office.

This conveyance is made subject to the following: Matters shown on the Plan of record in Book 4350, page(s) 83, said Register's Office.

Easement for construction, operation and maintenance of telephone and telegraph line to Southern Bell Telephone and Telegraph Co., of record in Book 1066, page 395, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers of record in Book 3529, page 494, Register's Office for Davidson County, Tennessee.

Restrictive Covenants contained in instrument of record in Book 3404, page 544, said Register's Office.

An easement 20 feet in width and 240 feet deep was granted Walter G. Knestrick, Joe Dennis, Jr., Fred Horrell and Henry Horrell for the use of ingress and egress to and from Lots 24 and 25, on the Plan of Murfreesboro Road Industrial Subdivision, Section I, as of record in Book 3106, page 119, Register's Office for Davidson County, Tennessee, all as set forth by instrument of record in Book 4405, page 279, said Register's Office. By recital in the Quitclaim deed of record in Book 4575, page 183, Register's Office for Davidson County, Tennessee, the foregoing easement was amended so as to permit the existence of the existing building which sets 50.85 feet back from the westerly margin of Wilhagan Drive and extends back a distance of 125.0 feet. (This applies to both Tracts.)

This is improved property known as 313-315 Wilhagan Drive, Nashville, Tennessee 37217.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever. We do covenant with said GRANTEE 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 GRANTEE, its 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 21 day of April, 2001.

J.T. POSEY COMPANY , INC.

By: Ernest M Posey
ERNEST POSEY, PRESIDENT

STATE OF CALIFORNIA)
COUNTY OF L.A.) Los Angeles

Before me, CAROL A. LUCAS, a Notary Public in and for County and State aforesaid, personally appeared **ERNEST POSEY**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of J.T. Posey Company, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and official seal at office in ARCADIA, CALIF, this 21 day of April, 2001.

CAROL A. LUCAS
Comm. # 1166920
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires Dec. 29, 2001

Carol A Lucas
Notary Public

My Commission Expires: 12/29/2001