Davidson County DEEDWARR
Recvd: 10/19/01 13:30 4pgs
Fees:23.00 Taxes:4162.50

20011019-0114310

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Green & Little General Partnership, 102-B Public Square, Gallatin, Tennessee 37066. SEND TAX BILL TO: Green & Little General Partnership, 102-B Public Square, Gallatin, Tennessee 37066.

MAP PARCEL NO. 175-148.00.

FOR AND IN CONSIDERATION of the sum of One Million One Hundred Twenty-Five Thousand Dollars ($1,125,000), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROHM U.S.A., INC.**, a Delaware corporation formerly known as Rohm Americas, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GREEN & LITTLE GENERAL PARTNERSHIP**, a Tennessee general partnership, hereinafter called the Grantee, its successors 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. 8 on the Plan of Jackson Business Park, Lot 8, of record in Book 6200, page 457, Register's Office for said County, to which Plan reference is hereby made for a more particular description.
>
> The above described property was conveyed to Rohm Americas, Inc. (now by change of name Rohm U.S.A., Inc.) by deed from Rohm Corporation, a California corporation, as of record as Instrument No. 20010807-0084843, Register's Office for Davidson County, Tennessee.

Prepared by:

Samuel S. Pearlman, Esquire
Squire, Sanders & Dempsey L.L.P.
4900 Key Tower
127 Public Square
Cleveland, Ohio 44114-1304

Return to:

Green & Little General Partnership
102-B Public Square
Gallatin, Tennessee 37066

Library: Cleveland; Document #: 360660v2

together with all of Grantor's right, title and interest (if any) as of the date hereof in and to all easements, covenants and other rights appurtenant to such land, any land lying in the bed of any street, road, avenue or alley adjoining such land and all improvements thereon; subject, however, to the following matters: (1) real estate taxes for the current year which will be prorated between Grantor and Grantee, (2) Deed of Easement of record in Book 6109, Page 330, Register's Office for Davidson County, Tennessee, (3) Declaration of Protective Covenants for Jackson Business Park of record in Book 6060, Page 449, Register's Office for Davidson County, Tennessee and (4) all matters shown on the plat of record in Book 6200, Page 457, Register's Office for Davidson County, Tennessee (collectively, "Permitted Exceptions").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns forever, and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except for the Permitted Exceptions; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, subject, however, to the Permitted Exceptions.

This is improved property known as 3034 Owen Drive, Nashville, Tennessee.

WITNESS my hand this 12 day of October, 2001, Grantor having caused its name to be signed hereto by a duly authorized representative on said day and date.

WITNESS:

Print Name: Tracy Harvey

GRANTOR:

ROHM U.S.A., INC., a Delaware corporation

By: _____
Fariborz Vahid, Authorized Representative

STATE OF CALIFORNIA)
) SS:
COUNTY OF San Diego)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Fariborz Vahid, with whom I am personally acquainted and who upon his oath acknowledged himself to be the authorized representative of Rohm U.S.A., Inc., a Delaware corporation formerly known as Rohm Americas, Inc., the within named Grantor, and that Fariborz Vahid, as such authorized representative being authorized so to do by the Board of Directors of the Grantor, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such authorized representative.

WITNESS my hand and official seal of office at La Jolla, California on this the 12th day of October, 2001.

MATTHEW J. WOLF
Commission # 1205136
Notary Public - California
San Diego County
My Comm. Expires Dec 17, 2002

Matthew J. Wolf
Notary Public

My Commission Expires: Dec 17, 2002

VALUE AFFIDAVIT

STATE OF CALIFORNIA)
) SS:
COUNTY OF San Diego

The actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,125,000.

AFFIANT:

ROHM U.S.A., INC.

By: _____
Fariborz Vahid, Authorized Representative

SUBSCRIBED AND SWORN TO before me this 12th day of October, 2001.

MATTHEW J. WOLF
Commission # 1205136
Notary Public - California
San Diego County
My Comm. Expires Dec 17, 2002

_____
Notary Public

My Commission Expires: Dec 17, 2002