This Instrument Prepared By:

James D. Kay, Jr.
Suite 340M
222 Second Avenue North
Nashville, Tennessee 37201

New Owner/Responsible Taxpayer:

Southern Equipment Rental, LLC
445 Metroplex Drive
Nashville, Tennessee 37211

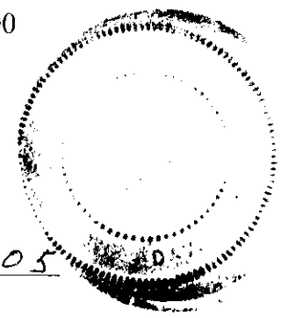
Map: 134-0
Parcel: 249

STATE OF TENNESEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or the value of the property, whichever is greater, is $1,586,691.00

Sworn to and subscribed before me this 7 day of May, 2002.

Mary E. Vibrock
Notary Public
My Commission expires: 1-29-05



## WARRANTY DEED

This warranty deed made on the 3rd day of May, 2002, by Bruce Gibson and Myra Gibson of Nashville, Davidson County, Tennessee, grantors, to Southern Equipment Rental, LLC, a Tennessee limited liability company, grantee. Grantors, in consideration of $1,586,691.00 paid by grantee to Bruce Gibson and Myra Gibson, the receipt of which is acknowledged, do convey and warrant to grantee and grantee's successors and assigns forever a certain tract or parcel of land in Davidson County, Tennessee, together with all the estate and rights of grantors, which tract or parcel of land is improved real property located at and known as 445 Metroplex Drive, Nashville, Tennessee 37211, and is described more fully in attached Exhibit A, which exhibit is incorporated herein by reference.

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the subject property, including but not limited to those listed in the attached Exhibit B, which is incorporated herein by reference. Included in those encumbrances listed in attached Exhibit B is a deed of trust on the subject property held by Trustee Charles E. Hooks for the benefit of The Bank of Nashville, dated March 19, 2002, and recorded at Instrument Number 20020319-0034296 Register's Office, Davidson County, Tennessee, securing a promissory note in the amount of $2,000,000.00, which debt grantee assumes and agrees to pay as part of the consideration of the sale of said property described above.

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; grantors do further covenant with said grantee that grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unencumbered except as otherwise herein set out; and they do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to said land to the grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hand this 7th day of May, 2002.

GRANTORS:

Bruce Gibson
BRUCE GIBSON

Myra E. Gibson
MYRA GIBSON

Davidson County DEEDWARR
Recvd: 05/09/02 09:45 4pgs
Fees:23.00 Taxes:5870.76

20020509-0057164

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bruce Gibson and Myra Gibson, with whom I am personally acquainted, and who, upon their oath acknowledge that they have read the foregoing document and have executed the same for the purposes therein contained.

Witness my hand and official seal at office in 445 Metroplex Nashville Davidson County, Tennessee, this 7 day of May, 2002.

Mary E. Urbanek
Notary Public

My Commission Expires: 1-29-02

EXHIBIT A

Property Description

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Metroplex Drive being Lot No. 1, as shown on the plan of Section Twelve, Metroplex, as of record in Book 6050, page 355, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Metroplex Drive, said point being South 87 deg. 44 min. 00 sec. East 267 feet, more or less, from the centerline of Sorghum Branch, as measured along said southerly margin; thence, with said margin South 87 deg. 44 min. 00 sec. East 239.50 feet, to a point; thence leaving said margin with the westerly line of Lot. No. 4 as shown on the plan of Section Five, Metroplex, as of record in Book 5190, page 776, said Register's Office, South 02 deg. 16 min. 00 sec. West 399.81 feet, to a concrete monument in the northerly line of Lot No. 2 as shown on the plan of resubdivision Lot No. 2, Harding Place Park, as of record in Book 4660, page 7, said Register's Office; thence with said northerly line North 87 deg 44 min. 00 sec. West 239.50 feet to a point; thence leaving said northerly line with the easterly line of Lot No. 2 as shown on the aforementioned plan of Section Twelve, Metroplex, North 02 deg. 16 min. 00 sec. East 399.81 feet, to the point of beginning, containing 95,754 square feet or 2.20 acres, more or less.

Being the same property conveyed to Bruce Gibson and Myra Gibson by Warranty Deed from Southern Electrical Services, Inc. of record in the Davidson County Register of Deeds' Office at Instrument Number 20020319-0034294.

This is improved real property known as and located at 445 Metroplex Drive, Nashville, Tennessee 37211.

EXHIBIT B

Permitted Exceptions

(1) City and/or County Taxes for the year 2002 and subsequent years for Map 134, Parcel 249.00: A lien, not yet due or payable.

If improvements are completed after January 1st of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603, et seq.

(2) Plan of record in Plat Book 6050, page 355, Register's Office for Davidson County, Tennessee.

(3) Agreements for dedication of easement for sanitary sewers and for storm drainage of record in Book 4435, page 50, Register's Office for Davidson County, Tennessee.

(4) Restrictive Covenants of record in Book 5653, page 11, Register's Office for Davidson County, Tennessee.

(5) Metroplex, Inc. Declaration of Restrictive Covenants of record in Book 6171, page 692, Register's Office for Davidson County, Tennessee.

(6) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6112, page 37, Register's Office for Davidson County, Tennessee.

(7) Title to that portion of the land lying below the ordinary low water mark of the Sorghum Creek.

(8) Easement for the flow of the waters of the Sorghum Creek and the rights of the public therein.

(9) Rights of upper and lower riparian owners to the flow of the waters of Sorghum Creek, free from diminution or pollution.

(10) Anchor Easement of record in Book 5200, page 309, Register's Office for Davidson County, Tennessee.

(11) Deed of Trust, Assignment of Leases and Rent, and Security Agreement dated March 19, 2002, in favor of Trustee Charles E. Hooks, for the benefit of The Bank of Nashville, in the amount of Two Million ($2,000,000.00) Dollars, of record at Instrument Number 20020319-0034296, Register's Office for Davidson County, Tennessee.