PICK-UP

Davidson County DEEDWARR
Recvd: 05/13/02 14:36 4pgs
Fees:23.00 Taxes:7994.09
20020513-0058623

THIS INSTRUMENT PREPARED BY:

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NOS. |
|---|---|---|
| Wise Industries, Inc.<br>951 Industrial Drive<br>Old Hickory, TN 37138 | New Owner | Map 44<br>Parcel 43 |

## WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **RAYON CITY INVESTORS, a Tennessee joint venture composed of Charles W. Hawkins, III, L. Boxwell Hawkins, William H. Hawkins, Robert Beaver, and Byron Taylor**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WISE INDUSTRIES, INC., a Tennessee corporation**, hereinafter called the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a tract of land lying in Nashville, Davidson County, Tennessee, and being bounded on the North by CSX Railroad, on the East by Industrial Drive, and on the South and West by the Opryland Attractions, Inc., and being more particularly described according to a boundary survey prepared by Cherry Land Surveying, Michael H. Charette, Registered Land Surveyor, Tennessee No. 2048, dated December 17, 2001, last revised May 6, 2002, as follows:

BEGINNING at an iron rod set on the westerly right-of-way line of Industrial Drive, said rod being a common corner with the southerly right-of-way line of CSX Railroad; thence, with the westerly right-of-way line of Industrial Drive, South 49 deg. 47 min. 00 sec. West, 390.82 feet to an iron rod set; thence, leaving the westerly right-of-way line of Industrial Drive and with the northerly property line of Opryland Attractions, Inc., by Deed of record in Book 9899, Page 635, Register's Office for Davidson County, Tennessee, the following bearings and distances: thence, with a curve to the right the radius of which is 25.00 feet, the central angle of which is 87 deg. 48 min., the chord of which is North 86 deg. 19 min. West, 34.67 feet, along an arc length of 38.31 feet to an existing iron rod; thence, North 42 deg. 25 min. 00 sec. West, 671.23 feet to an iron rod set; thence, with a curve to the left the radius of which is 234.30 feet, the central angle of which is 34 deg. 59 min. 34 sec., the chord of which is North 59 deg. 54 min. 47 sec. West, 140.88 feet, along an arc length of 143.10 feet to an iron rod set; thence, North 32 deg. 58 min. 55 sec. East, 276.07 feet to an iron rod set on the southerly right-of-way line of CSX Railroad; thence, with the southerly right-of-way line of CSX Railroad the following bearings and distances: thence, South 61 deg. 48 min. 00 sec. East, 92.94 feet to an iron rod set; thence, South 53 deg. 44 min. 00 sec. East, 110.09 feet to an iron rod set; thence, South 53 deg. 20 min. 00 sec. East, 202.56 feet to an iron rod set; thence, South 63 deg. 18 min. 00 sec. East, 83.19 feet to an iron rod set; thence, South 60 deg.

12 min. 00 sec. East, 41.29 feet to an iron rod set; thence, South 55 deg. 49 min. 00 sec. East, 81.07 feet to an iron rod set; thence, South 54 deg. 13 min. 00 sec. East, 99.06 feet to an iron rod set; thence, South 52 deg. 00 min. 00 sec. East, 166.25 feet to an iron rod set; thence, South 33 deg. 30 min. 00 sec. East, 64.64 feet to the point of BEGINNING, containing 300,932 square feet or 6.908 acres, more or less.

TOGETHER WITH and SUBJECT TO a non-exclusive easement over a private Road as described in an Easement Agreement dated August 15, 1991, of record in Book 8421, page 436, Register's Office for Davidson County, Tennessee.

BEING part of the same property conveyed to Rayon City Investors, a Tennessee joint venture composed of Charles W. Hawkins, III, L. Boxwell Hawkins, William H. Hawkins, Robert Beaver, and Byron Taylor, by Deed from Charles W. Hawkins, III, of record in Book 8426, Page 456, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the 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 a good right to convey it, and the same is unencumbered except as set forth on the attached **Exhibit "A"**; and it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 9th day of May, 2002.

RAYON CITY INVESTORS

By: Charles W. Hawkins, III Joint Venture

Charles W. Hawkins, III, Joint Venturer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,160,563.77.

Affiant

Subscribed and sworn to before me this
10 8th day of May, 2002.

Notary Public
My commission expires: 7-26-04

CAROLE M. MAXSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Charles W. Hawkins, III with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Joint Venturer of Rayon City Investors, a Tennessee joint venture, the within named bargainor, and that he as such Joint Venturer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Joint Venturer.

WITNESS my hand and official seal, this 9th day of May, 2002.

NOTARY PUBLIC
My Commission Expires: 7-24-04

CAROLE M. MAXSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

WISE.WD

Exhibit "A"

Permitted Exceptions

1. County Taxes for 2002 and subsequent years, a lien, but not yet due and payable. MAP 044-00-0, PARCEL 043.00 Field Book No. 04D-93718

2. Matters shown on a Boundary Survey prepared by Cherry Land Surveying, Inc. dated December 17, 2001, including without limitation the following:
   (a) A 50 foot Tennessee Natural Gas Transmission Line across the premise and controlled access area along a portion of Robinson Road and Industrial Drive.
   (b) A right-of-way for the CSX Transportation Railroad.

3. Contract of conveyance and non-exclusive easement (Rayon City Water Easement) of record in Book 5861, Page 693, Register's Office for Davidson County, Tennessee.

4. Easement Agreement for roadway, access, and other purposes as recorded in Book 8421, Page 436, Register's Office for Davidson County, Tennessee.

5. Dedication of Easement for Water Mains and Appurtenances conveyed to Metropolitan Government of record in Book 11008, Page 302, Register's Office for Davidson County, Tennessee.

6. Stormwater Detention Agreement of record under Instrument No. 20010618-0064018, Register's Office for Davidson County, Tennessee.

7. Sanitary Sewers and/or Storm Drainage Easement of record under Instrument No. 20011010-0110527, Register's Office for Davidson County, Tennessee.