PICK-UP

Grantee Address:	Send tax bills to:	Map Parcel No.:
635 Old Hickory Blvd. Old Hickory, TN 37318	SAME	M-44 P-40

Prepared by and Return to:

Horton, Maddox & Anderson, PLLC
865 Georgia Avenue, Suite 600
Chattanooga, Tennessee 37402
(423) 265-2560

Davidson County DEEDWARR
Recvd: 05/13/02 14:38 5pgs
Fees:28.00 Taxes:10360.00
20020513-0058624

WARRANTY DEED

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, J.T.R.R. Properties, LLC (hereinafter "Grantor", whether one or more), does hereby sell, transfer and convey unto Wise Industries, Inc. (hereinafter "Grantee", whether one or more), the following described real estate lying and being situated in the County of Davidson, State of Tennessee:

Tract One:

Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Plan of Wise Industries recorded in Book 9700, page 576, Register's Office for Davidson County, Tennessee, and described more particularly according to a survey prepared by Steven D. Delle, RLS No. 1710, Dale and Associates dated September 27, 2001, last revised April 25, 2002, Job No. 90119, as follows:

Beginning at an iron rod situated in the southerly margin of a Private Drive, said point also being the northwesterly corner of the Charles W. Hawkins, III property of record in Book 7932, page 526, Register's Office for Davidson County, Tennessee;

Thence, leaving said private drive, S 39° 03' 50" W, a distance of 688.45 feet to an iron rod;

Thence, N 50° 57' 15" W, a distance of 309.93 feet to an iron rod;

Thence N 39° 03' 25" E, a distance of 716.55 feet to an iron rod;

Thence, along said drive, S 45° 45' 31" E, a distance of 311.28 feet to the point of beginning and containing 217,758.767 square feet or 5.000 acres of land;

Tract Two:

Together with a perpetual nonexclusive easement for the purpose of ingress and egress to and from Tract I to Old Hickory Boulevard also known as Tennessee State Highway 45 over that portion of the property described as follows:

Land in Davidson County, Tennessee described as commencing at a concrete monument found in the southerly right-of-way line of Old Hickory Boulevard located 2,180.36 feet, plus or minus, westerly from the centerline of Bennett Street; thence South 39 degrees 2 minutes 47 seconds West a distance of 17.39 feet to a point being the TRUE POINT OF BEGINNING, thence continuing South 39 degrees 2 minutes 47 seconds West a distance of 60.25 feet to an iron pin set in the northernmost corner of Tract I described above, thence, along the northeasterly boundary of Tract I, South 45 degrees 47 minutes 04 seconds East a distance of 311.27 feet to an iron pin set in the easternmost corner of Tract I, thence leaving said Tract I North 39 degrees 02 minutes 47 seconds East a distance of 60.25 feet to a point, thence North 45 degrees 47 minutes 04 seconds West a distance of 311.27 feet to a point in the southerly right-of-way line of Old Hickory Boulevard marking the TRUE POINT OF BEGINNING.

Tract Three:

Together with a temporary nonexclusive 10 foot wide easement for the purpose of providing vestee with a corridor through which to Provide its own water source for a fire preventive sprinkler system to be installed in the improvements on Tract I. Said easement shall include the right to install, maintain, repair and otherwise keep in good working order any underground water line or other underground installations necessary to provide adequate water to said sprinkler system from the Cumberland River. Said easement is specifically described as follows:

Land in Davidson County, Tennessee described as commencing at an iron pin set in the southerly right of way of Old Hickory Boulevard at the westernmost corner of Tract I described above, thence, along the southwesterly boundary of Tract I, South 50 degrees 57 minutes 13 seconds East a distance of 10.0 feet to a point, thence South 39 degrees 02 minutes 47 seconds West a distance of 1029.00 feet, more or less, to a point in the northeasterly bank of the Cumberland River at the ordinary high water mark of said river , thence northwesterly along the ordinary high water mark of said river parallel with the southwesterly boundary of said Tract I a distance of 10.0 feet to a point. Thence North 39 degrees 2 minutes 47 seconds East, a distance of 1029.00 feet, more or less, to the point of beginning.

Tract Four:

Together with the temporary non exclusive "borrow pit" easement for the purpose of providing fill material or soil and/or rock to be used for the reclamation of Tract I as described above from any flood plain area. Said easement area is specifically described as follows:

Land in Davidson County, Tennessee being described as that portion of the property described in a deed of record in Book 7932, page 516, Register's Office for Davidson County, Tennessee, located within five hundred (500) feet of the ordinary high water mark of the Cumberland River.

Said Tracts One, Two, Three and Four being the same property conveyed to JTRR Properties, a Tennessee general partnership by deed from Charles W. Hawkins, III, Trustee, of record in Book 8259, page 433, said Register's Office. Said general partnership was converted to a Tennessee limited liability company, as disclosed by instrument recorded in Book 10257, page 287, said Register's Office. And being part of the property conveyed to JTRR Properties by deed from Charles W. Hawkins, III, Trustee, of record in Book 9512, Page 814, said Register's Office.

The words "Grantor" and "Grantee" shall include the parties named herein and their respective heirs, successors and assigns.

TO HAVE AND TO HOLD the said real estate and all privileges and appurtenances thereunto belonging unto Grantee, Grantee's heirs, successors and assigns forever in fee simple.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same, and that the title thereto is marketable, clear, free and unencumbered, except as hereinabove set out, and Grantor will forever warrant and defend

the right and title thereto against the lawful claims of all persons whosoever, and Grantor will forever warrant and defend the right and title thereto against the lawful claims of all persons whosoever.

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and neither James A. Hurst, Jr., nor Horton, Maddox & Anderson, PLLC shall have any liability for the status of title to the property or for the accuracy of such information.

IN WITNESS WHEREOF we have hereunto set our hands this the 9TH day of May, 2002.

J.T.R.R. PROPERTIES, LLC

By: Ronald D. Wise

GRANTOR RONALD D. WISE, CHIEF MANAGER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this 9th day of May, 2002, before me personally appeared Ronald D. Wise, as Chief Manager of J.T.R.R. Properties, LLC., to me known to be the officer described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed on behalf of J.T.R.R. Properties, LLC.

IN WITNESS WHEREOF I have hereunto set my hand and Notary Seal.

Carol M. Madison

Notary Public

My Commission Expires: 7-24-04

SEAL NOTARY PUBLIC AT LARGE CAROLE M. MADISON DAVIDSON COUNTY, TENNESSEE

(ACKNOWLEDGMENTS)

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 2,800,000.00 , which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 9th day of May, 2002.

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

Notary Public

My Commission Expires: 7-24-04

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