(1)

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 21st day of March, 2003.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 03/25/03 14:49 2pgs
Fees:13.00 Taxes:962.00
20030325-0039344

ADDRESS NEW OWNER(S) AS FOLLOWS:
James C. Fleming
518 Heather Place
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
118-11-81

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FrigidHeat Industries Division of X-Rays Engineering, Inc., a/k/a X-Ray Engineers Incorporated** hereinafter referred to as Grantors, hereby transfers and conveys to **James C. Fleming** hereinafter referred to as Grantees, their heirs 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. 1, Block E, on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Beginning at a point in the easterly margin of Columbine Place, said point being the common front corner of Lots Nos 1 and 2 on said plan; thence eastwardly along the line between said lots, 125 feet to a point; thence southwardly along the line between lots Nos. 1 and 34, 100 feet to a point in the northerly margin of Heather Place; thence westwardly 105 feet to a point at the beginning of a curve; thence around said curve having a radius of 20 feet to a point in the easterly margin of Columbine Place; thence northwardly with said margin of said Columbine Place, 80 feet to the point of beginning.

Being the same property conveyed to Frigidheat Industries, Division of X-Rays Engineering, Inc., a/k/a X-Ray Engineers Incorporated by warranty deed from Donald R. Bogguss, Trustee, of record in Book 5160, page 956, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 1165, Page 627, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 518 Heather Place, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their 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 21st day of March, 2003.

FrigidHeat Industries
Division of X-Rays Engineering, Inc.
a/k/a X-Ray Engineers Incorporated

By: Thanna Anderson

Title: Secretary
Thanna Anderson

STATE OF ~~TENNESSEE~~ LOUISIANA
COUNTY OF ~~WILLIAMSON~~ JEFFERSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared THANNA ANDERSON, with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the SECRETARY and that he/she as such SECRETARY being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said SECRETARY, as such SECRETARY.

Witness my hand and official seal this 21st day of March, 2003.

Notary Public

My Commission Expires: UPON MY DEATH

MITCHELL R. LANDRY

MITCHELL R. LANDRY NOTARY PUBLIC OF LOUISIANA

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