37
Boult
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Amppi Enterprises, LLC c/o Michael L. Ampe 3 Sailcrest Newport Coast, CA 95627	Map 134, Parcel 149	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, The Danley Corporation, a Tennessee corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Amppi Enterprises, LLC, a limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real Estate Taxes for the current year which have been prorated between the parties.

2. Road Easement and Joint Use Agreement as set forth in Book 9445, page 761, Register's Office for Davidson County, Tennessee.

This is unimproved property located on Franklin Limestone Road, Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 05/23/03 13:04 3pgs
Fees:18.00 Taxes:402.93
20030523-0070700

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $108,900.00.

Carol A. Wilson
Affiant

Subscribed and sworn to before me this 20 day of May, 2003.

Loretta B. Lane
Notary Public

My Commission Expires: 1-28-06

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 20 day of May, 2003.

THE DANLEY CORPORATION, a Tennessee corporation

By: _____

Title: President.

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Loretta B. Lane, Notary Public, William H. Cammack Jr., with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of The Danley Corporation, a Tennessee corporation and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 20 day of May, 2003.

_____

Notary Public

My Commission Expires:

1-28-06

LORETTA B. LANE NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

EXHIBIT A

Land lying in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron rod situated in the northerly margin of Franklin Limestone Road, said point being the common front corner of the property conveyed to MacMillan Bloedel of America recorded in Book 9445, page 748, R.O.D.C., Tennessee and the property herein described.

Thence, leaving said road, N 11 deg. 00 min 37 sec. W, a distance of 167.68 feet to an iron rod;

Thence, N 03 deg. 04 min. 11 sec. E, a distance of 678.36 feet to an iron rod;

Thence, N 74 deg. 26 min. 35 sec. W, a distance of 571.59 feet to an iron rod;

Thence, S 81 deg. 07 min. 58 sec. W, a distance of 281.71 feet to an iron rod in the easterly margin of CSX Railroad Right-Of-Way;

Thence, with the CSX property, around a curve having a central angle of 11 deg. 03 min. 13 sec., a radius 3034.64 feet, a tangent of 293.64 feet, a length of 585.45 feet and a chord which bears N 40 deg. 09 min. 34 sec. W for a distance of 584.54 feet to an iron rod situated in the southerly margin of the property conveyed to The Metro Government recorded in Book 7759, page 629, R.O.D.C., Tennessee;

Thence, with Metro's line, N 61 deg. 17 min. 45 sec. E, a distance of 205.83 feet to an iron rod;

Thence, N 89 deg. 34 min. 10 sec. E, a distance of 122.28 feet to an iron rod;

Thence, N 78 deg. 10 min. 08 sec. E, a distance of 889.52 feet to an iron rod;

Thence, S 60 deg. 30 min. 45 sec. E, a distance of 283.17 feet to an iron rod;

Thence, S 59 deg. 42 min. 44 sec. E, passing a witness pin at 548.90 feet a total distance of 668.90 feet to a point in the center of Mill Creek;

Thence, with Mill Creedk, S 56 deg. 21 min. 03 sec. W, a distance of 524.13 feet to a point;

Thence, leaving the center of Mill Creek, N 33 deg. 38 min. 57 sec. W, a distance of 50.00 feet to a point;

Thence, S 56 deg. 21 min. 03 sec. W, a distance of 100.00 feet to a point;

Thence, S 02 deg. 19 min. 38 sec. E, a distance of 440.83 feet to a point;

Thence, S 10 deg. 39 min. 52 sec. W, a distance of 445.82 feet to a point in the northerly margin of Franklin Limestone Road;

Thence, S 83 deg. 25 min. 36 sec. W, passing a witness pin at 22.50 feet a total distance of 185.19 feet to the point of beginning and containing 1234042.46 square feet or 28.33 acres of land more or less, as shown on survey job number 23023, dated February 28, 2003, by Allen R. Trumbo, Jr., Tennessee RLS #1127, of Land Surveying Consultants, 202 Jefferson Pike, Smyrna, Tennessee 37167.

Being a portion of the same property conveyed to The Danley Corporation by deed of record in Book 2401, page 102, Register's Office for Davidson County, Tennessee.