WARRANTY DEED

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Van Dyne-Crotty Company d/b/a Sprit Services Company	Van Dyne-Crotty Company d/b/a Sprit Services Company	P.O. Map 43-030:
2001 Arlingate Lane	2001 Arlingate Lane	Parcel 5
Columbus, Ohio 43228	Columbus, Ohio 43228	Parcel 6

STATE OF OHIO :
COUNTY OF FRANKLIN :SS

The actual consideration or value whichever is greater, for this transfer is Three Hundred and Thirty-five Thousand, One Hundred and Thirty-five Dollars ($335,135.00).

Subscribed and sworn to before me this the 25 day of March, 2003.

R. Frank Crotty d.b.a. RFC Leasing Company

Notary Public JEANNE HANWAY
Notary Public - State of Ohio
My Commission Expires 8-21-2006

This instrument prepared by:
C.H. Waterman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 E. Gay Street
Columbus, Ohio 43215

Davidson County DEEDWARR
Recvd: 08/28/03 14:30 4pgs
Fees:23.00 Taxes:1240.00
20030828-0125275

FOR AND IN CONSIDERATION of the sum of Three Hundred and Thirty-five Thousand, One Hundred and Thirty-five Dollars ($335,135.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, paid by Van Dyne-Crotty Company d/b/a Sprit Services Company ("Grantee"), to R. Frank Crotty d.b.a. RFC Leasing Co. ("Grantor"), Grantor has this day bargained and sold, and does hereby transfer and convey unto Grantee, its successors and assigns, certain real estate in Davidson County Tennessee as follows:

SEE **EXHIBIT A** ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This is improved property commonly known as: 908 Myatt Industrial Drive
Madison, Tennessee

This grant pertains to part of Davidson County
Property Assessor Parcel ID: 04303000500

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee its successors and assigns forever I covenant that I am

lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, and assigns, against the lawful claims of all persons, claiming by, through, or under the Grantor.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Charlotte R. Crotty, wife of R. Frank Crotty, hereby executes this Warranty Deed to release all dower rights in the real property.

Witness my hand this 25 day of March, 2003:

GRANTOR:
R. FRANK CROTTY D.B.A. RFC LEASING CO.

R. Frank Crotty

Charlotte R. Crotty

STATE OF OHIO :
COUNTY OF FRANLKLIN : SS

Personally appeared before me, Jeanne Hanway, a Notary Public in
(Print Notary Public's Name)
and for the said County and State, R.Frank Crotty d.b.a. RFC Leasing Co., the within named Grantor, proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 9:00 am., this 25th, day of
(Insert Time)
March, 2003.

Jeanne Hanway
Notary Public

JEANNE HANWAY
Notary Public - State of Ohio
My Commission Expires 8-21-2006

STATE OF OHIO :
COUNTY OF FRANLKLIN : SS

Personally appeared before me, Jeanne Hanway, a Notary Public in
(Print Notary Public's Name)
and for the said County and State, Charlotte R. Crotty, proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 9:00 a.m., this 25th, day of
(Insert Time)
March, 2003.

Jeanne Hanway
Notary Public

JEANNE HANWAY
Notary Public - State of Ohio
My Commission Expires 8-21-2006

EXHIBIT "A"

Two tracts of land lying within Davidson County, Tennessee, and described as follows:

TRACT NO. 1: Land in Davidson County, Tennessee, being Lot 5 as shown on the Plan of Rivergate Industrial Park as of record in Book 6250, page 806, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the south right-of-way line of Myatt Industrial Drive, said point being the northwest corner of Lot 5 and being a corner common with Lot 4, Rivergate Industrial Park, said point being located N 69° 38' 00" E 200.00 feet from the east right-of-way line of Myatt Drive (extended); thence with the south right-of-way line of Myatt Industrial Drive, N 69° 38' 00" E 100.00 feet to a point, a corner common with Lot 6; thence with Lot 6, S 20° 22' 00" E 416.00 feet to a point, a corner common with Lot 6 in the north line of Odom Sausage Company property; thence with Odom Sausage Company, S 69° 38' 00" W 100.00 feet to a point, a corner common with Lot 1 in the north line of Odom Sausage Company property; thence with the rear of Lots 1, 2, 3, and 4, N 20° 22' 00" W 416.00 feet to the point of beginning, containing 41,600 square feet, (0.96 acres), more or less.

TRACT NO. 2: Land in Davidson County, Tennessee, being Lot 6 as shown on the Plan of Rivergate Industrial Park as of record in Book 6250, page 806, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the south right-of-way line of Myatt Industrial Drive, said point being the northwest corner of Lot 6 and being a corner common with Lot 5, Rivergate Industrial Park, said point being located N 69° 38' 00" E 300.00 feet from the east right-of-way line of Myatt Drive (extended); thence with the south right-of-way line of Myatt Industrial Drive, N 69° 38' 00" E 100.00 feet to a point, a corner common with Lot 7; thence with Lot 7, S 20° 22' 00" E 416.00 feet to a point, a corner common with Lot 7 in the north line of Odom Sausage Company property; thence with Odom Sausage Company, S 69° 38' 00" W 100.00 feet to a point, a corner common with Lot 5 in the north line of Odom Sausage Company property; thence with Lot 5, N 20° 22' 00" W 416.00 feet to the point of beginning, containing 41,600 square feet, (0.96 acres), more or less.

BEING the same property conveyed to R. Francis Crotty d.b.a. RFC Leasing Co., by deed of record in Book 7170, page 227, Register's Office for Davidson County, Tennessee.

Premises are subject to taxes and assessments not yet due and payable; easements, conditions and restrictions of record, if any; legal highways and zoning ordinances.