Davidson County DEEDWARR
Recvd: 01/13/04 15:52 3pgs
Fees:18.00 Taxes:6937.50

20040113-0005523

THIS INSTRUMENT PREPARED BY: **MUDTER, MORGAN & PATTERSON** **2000 Richard Jones Road** **Suite 103** **Nashville, Tennessee 37215** **(615) 383-4429** File No. 22173 **File Box 9B**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,875,000.00. Affiant Subscribed and sworn to before me, this ___ day of January, 2004. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information:
Semanchik Properties, LLC c/o Gary Semanchik 1003 Stonewall Drive Nashville, TN 37220	New Owner	Map: 118-16 Parcel: 13 Field Book: 6DA35526

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, INTERNATIONAL DISTRIBUTION SYSTEMS, INC., a Kentucky corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to SEMANCHIK PROPERTIES, LLC, a Tennessee limited liability company, ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2959 Sidco Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantor, by its duly authorized officer, has executed this instrument on this 6th day of January, 2004.

INTERNATIONAL DISTRIBUTION SYSTEMS, INC.,
a Kentucky corporation

By: _____
Gary Waller, President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary Waller, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of International Distribution Systems, Inc., a Kentucky corporation, the maker, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of January, 2004.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

Exhibit "A"

Legal Description

Land in Davidson County, Tennessee, being Lots No. 35 and 36, on the Plan of Sidco Subdivision, Section II of record in Plat Book 2331, page 93, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lots No. 35 and 36 adjoin and front together 200 feet on the westerly side of Sidco Drive and run back 425 feet on the southerly line of Lot No. 35 and 425 feet on the northerly line of Lot No. 36 to a dead line in the rear, measuring 200 feet thereon.

Being the same property conveyed to International Distribution Systems, Inc. by deed from Thomas Realty Company of record in Book 11262, page 896, Register's Office for Davidson County, Tennessee.

Permitted Encumbrances

1. Taxes for the year 2004 which have been prorated and assumed by the Grantee.
2. All matters appearing on the plat of record in Plat Book 2331, page 93, Register's Office for Davidson County, Tennessee.
3. Restrictive covenants contained in instrument of record in Book 2489, page 373, Register's Office for Davidson County, Tennessee.
4. Easement for sewage facilities and equipment as established in Book 2486, page 314, Register's Office for Davidson County, Tennessee.
5. Easement for railroad in Book 2499, page 86 and sewer lines within the aforementioned easement established in Book 2499, page 79, Register's Office for Davidson County, Tennessee.
6. Rights reserved in quitclaim deed of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee. (A reserving by United States of America Housing and Home Finance Agency Public Housing Administration for the United Housing and Home Finance Agency Public Housing Administration for the United States all uranium, thorium and all other materials described pursuant to Section 5(b)(1) of the Atomic Energy Act of 1946 (60 Stat. 761) to be peculiarly essential to the production of fissionable material).
7. Water mains and easements conveyed to The City of Nashville as described in Book 2244, page 611 and Book 3434, page 174, Register's Office for Davidson County, Tennessee.