Davidson County DEEDWARR
Recvd: 05/19/04 08:36 4pgs
Fees:23.00 Taxes:5309.50
20040519-0058532

This Instrument Prepared By:
John T. Cook, Esq.
2927 Berry Hill Drive
Nashville, Tennessee 37204-3126

File No. 17034-4
Davidson County Box 14-A
Map 080-00-0
Parcels 044.00 and 050.00

ADDRESS NEW OWNER AS FOLLOWS:
JRBR Holding, LLC.
c/o Mesilla Valley Transportation
3590 West Picacho Avenue
Las Cruces, NM 88007-4725

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantees", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Southern Tank Leasing, Inc., an Alabama corporation**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **JRBR Holding, LLC., a Tennessee limited liability company**, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being known as Tax Map 80, Parcels 44 and 50, described as follows:

BEGINNING at an iron pin, said pin being at the point of intersection of the northerly margin of Centennial Boulevard, and the southerly margin of the CSX Railroad; thence, with said margin of Centennial Boulevard, along a curve to the left, with a central angle of 28° 22' 40", and a radius of 458.16 feet, a distance of 226.92 feet to an iron pin; thence, South 85° 40' 00" West, 362.48 feet to an iron pin; thence, leaving said margin of Centennial Boulevard, with the easterly margin of Briley Parkway, North 67° 49' 07" West 112.00 feet to an iron pin; thence, South 85° 40' 00" West, 200.00 feet to an iron pin; thence, North 54° 41' 54" West, 150.00 feet to an iron pin; thence, North 31° 42' 23" West, 348.72 feet to an iron pin in the southerly margin of the CSX Railroad; thence, leaving said margin of Briley Parkway, with said margin of the CSX Railroad, along a curve to the left, with a central angle of 10° 55' 55", and a radius of 934.60 feet, a distance of 178.32 feet to an iron pin; thence, South 83° 57' 29" East, 563.46 feet to an iron pin; thence, along a curve to the right, with a central angle of 41° 07' 25", and a radius of 458.01 feet, a distance of 328.73 feet to an iron pin; thence, South 42° 50' 06" East, 247.96 feet to the point of BEGINNING, containing 6.3402 acres, 276,180 square feet, more or less.

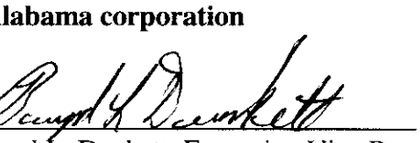
Being the same property conveyed to Southern Tank Leasing, Inc. by Deed from Brenner Tank Services, Inc., a Tennessee corporation, of record in Book 10470, Page 63, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as: 6420 Centennial Boulevard, Nashville, Tennessee 37209-1109.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and its successors and assigns, forever; and, the Grantor further covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it; and the same is unencumbered, except as set forth on the attached **Exhibit "A"**. Grantor does further covenant and bind itself and its successors and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized manager on this tenth day of May, 2004.

SOUTHERN TANK LEASING, INC.
an Alabama corporation

By: 

Boyd L. Duckett, Executive Vice President
and Secretary-Treasurer

{Notary Acknowledgment and Tax Affidavit on Following Page}

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Boyd L. Duckett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Executive Vice President and Secretary-Treasurer of Southern Tank Leasing, Inc., the within named bargainor, an Alabama corporation, and that he, as such Executive Vice President and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Executive Vice President and Secretary-Treasurer.

Witness my hand and official on this the sixth day of May 2004.

Notary Public

My Commission Expires: 4/10/

JOHN T. COOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Comm. Expires 04/10/05

STATE OF ~~NEW MEXICO~~ TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 1,435,000.00.

Angela Batson
Affiant

Subscribed and sworn to before me this the sixth day of May 2004.

Deborah H. Berrie
Notary Public

DEBORAH H. BERRIE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 3/25/06

JRBRHoldingWarrantyDeed

EXHIBIT "A"

Permitted Encumbrances

1. Taxes for the year 2004 and subsequent years, not yet due and payable; said taxes have been pro-rated and assumed by the Grantee. Map 080-00-0, Parcels 044.00 and 050.00

2. All Matters shown on the Plan of record in Book 4660, page 102, Register's Office for Davidson County, Tennessee.

3. Sanitary Sewers and/or Storm Drainage Easement of record in Book 7814, page 502, Register's Office for Davidson County, Tennessee.

4. TVA Easement over the southeasterly corner of Reserve Parcel A as shown on Davidson County Tax Map 80.

5. Easement for right of way granted to South Central Bell by instrument of record in Book 8476, page 725, Register's Office for Davidson County, Tennessee.

6. All matters shown on the ALTA/ACSM Land Title Survey dated April 27, 2004 and prepared by R. Scott Cherry, Registered Land Surveyor Tennessee No. 1512, Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, Tennessee 37204.