Davidson County DEEDWARR
Recvd: 08/11/04 15:08 4pgs
Fees:23.00 Taxes:3404.00

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Bap 31B LT

LTIC File No. 14335

ROBERT W. STUDLEY
Notary Public, State of New York
No. 01ST6098406
Qualified in New York County
Commission Expires September 8, 2007

STATE OF New York
COUNTY OF New York

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSACTION IS $920,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF July, 2004.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 6/7/08/07

THIS INSTRUMENT PREPARED BY:
LAWYERS TITLE INSURANCE CORPORATION
424 CHURCH STREET, SUITE 950
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Airgas-Mid America, Inc. 2950 Industrial Dr. Bowling Green KY 42101	New Owner	82-2/86

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **SELOX, INC.** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Airgas-Mid America, Inc.,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Please see attached Exhibit "A" for legal description.

This conveyance is made subject to the following: Please see attached Exhibit "B".

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its successors and assigns in fee simple forever. The said GRANTOR does hereby covenant and bind itself and its successors to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise. Whenever used, the singular number shall include the plural, the plural singular, and the use of any gender shall be applicable to all genders.

WITNESS, this the 30th day of July, 2004.

SELOX, INC.

By: _____

Title: Attorney in Fact
Kevin Baudhuin

STATE OF New York }
COUNTY OF New York }

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kevin Baudhuin with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged his self to be the ~~Vice President~~ Attorney-in-Fact of ~~BOC Group~~ Selox, Inc, an [redacted] corporation, and that he as such ~~Vice President~~ Attorney-in-Fact executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by his self as ~~Vice President~~ Attorney-in-Fact.

WITNESS my hand and official seal at New York, New York, this 29th day of July, 2004.

NOTARY PUBLIC

My Commission Expires: 04/08/07

ROBERT W. STUDLEY
Notary Public, State of New York
No. 01ST6098406
Qualified in New York County
Commission Expires September 8, 2007

ROBERT W. STUDLEY NOTARY PUBLIC STATE OF NEW YORK

EXHIBIT "A"

LEGAL DESCRIPTION

Land in the First District of Nashville, Davidson County, Tennessee, being Tract No. 3 as shown on Plat of record in Book 6900, page 51, Register's Office for Davidson County, Tennessee more particularly described as follows:

Beginning at a point in the southwestern margin of Whites Creek Pike at the northeast corner of David E. Bridges, South 55 deg. 01' West 100.0 feet to a point at the corner of Bridges; thence South 34 deg. 59' East 50.00 feet to a point; thence South 82 deg. 30' West 25.00 feet to a point; thence South 17 deg. 15' East 50.19 feet to the corner of Tract Two; thence South 88 deg. 22' West 383.05 to the corner of Tract One and Interstate 24-65 R.O.W.; thence with Interstate R.O.W. North 01 deg. 38' West 398.29 feet to the corner of Tract Five; thence leaving said R.O.W. with the line of Tract Five, North 88 deg. 22' East 103.59 feet to an iron pin; thence South 36 deg. 49' East 360.41 feet to the corner of Tract Four; thence with line of Tract Four, North 55 deg. 01' East 143.89 feet to the southerly margin of Whites Creek Pike; thence with said Road, South 30 deg. 00' East 40.00 feet to a point of beginning, containing 2.41 acres.
Being the same property conveyed to Selox, Inc., a Tennessee Corporation by Deed of record in Book 7472, Page 544, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Selox, Inc., a Tennessee Corporation by Deed of record in Book 7472, Page 544, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes for the year 2004, a lien, which are not yet due and payable. Tax Parcel No. 82-2/86

2. All matters shown on Plat recorded in Book 6900, page 51, Register's Office for Davidson County, Tennessee.

3. Easement for 12' right-of-way or alley as set out in Book 1040, page 583, said Register's Office.

4. Easement (s) to Nashville Gas Company, as set forth in instrument recorded in Book 2137, page 237, said Register's Office.

5. Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 4121, page 590; Book 4144, page 977; Book 4241, page 928; and Book 4518, page 467, all in the said Register's Office.