# WARRANTY DEED

After Recording RETURN TO:
Westside Title, Inc.
531 Rivergate Parkway
Goodlettsville, TN 37072-2027

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.
My Commission Expires FEB. 10, 2006

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $619,000.00.

Affiant

Subscribed and sworn to before me this 28 day of Sept, 2004

Notary Public
My Commission expires: 2-10-08
(Affix Seal)

**THIS INSTRUMENT PREPARED BY**
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP & PARCEL NUMBER: |
|---|---|---|
| Donald L. Mingus | SAME | 133-06-0-263<br>133-06-0-269 |
| 1785 Forsyth Park | | |
| Brentwood, TN | 37027 | |

**WITNESSETH**: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Atlas Properties of Nashville, a Tennessee General Partnership between Trailer Lease, Inc., Michael T. Dorris and Mary Ann Dorris dated August 6, 1999**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Donald L. Mingus**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

**Being Lot No. 44 on the plan of Allied Industrial Park, Section 16, Revised, of record in Plat Book 4470, page 76, Register's Office for Davidson County, Tennessee, and fronting on the northerly margin of Atlas Drive, more particularly described as follows:**

**Beginning at a point on the northerly margin of Atlas Drive, 554.80 feet easterly of the center line of Keystone Avenue; thence, leaving Atlas Drive, N 4 deg. 13' 30" East, 310.00 feet to a concrete monument ; thence, S 85 deg. 46' 30" East, 464.75 feet to a concrete monument; thence, S 21 deg. 21' 30" West, 334.72 feet to an iron pin on the northerly margin of Atlas Drive; thence, with said northerly margin, a curve to the left having a central angle of 17 deg. 07' 50", radius of 437.59 feet, 130.83 feet to a point; thence continuing with the northerly margin of Atlas Drive, N 85 deg. 46' 30" West, 234.29 feet to the point of beginning.**

**Being the same property conveyed to Trailer Lease, Inc., by deed from Liquid Terminals, Inc., a Kentucky Corporation, on August 5, 1996, of record in Book 10150, page 1, Register's Office for Davidson County, Tennessee. And further conveyed to Atlas Properties of Nashville by Quitclaim Deed from Trailer Lease, Inc. of record in Book 11617, page 907, said Register's Office.**

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Plat Book 4470, page 76, Register's Office Davidson County, Tennessee.

This is improved property known as: **434 & 448 Atlas Drive, Nashville, TN 37211**

**TO HAVE AND TO HOLD** The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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

**WITNESS** our hands this September 29, 2004.

Davidson County DEEDWARR
Recvd: 10/05/04 13:15 2pgs
Fees:13.00 Taxes:2257.00
20041005-0119783

**Atlas Properties of Nashville, A Tennessee General Partnership**

**By: MICHAEL T. DORRIS,**
**GENERAL PARTNER**

**By: MARY ANN DORRIS,**
**GENERAL PARTNER**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared Michael T. Dorris and Mary Ann Dorris with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be general partners of Atlas Properties of Nashville, the within named bargainor, a partnership, and that they as such general partners, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and seal, this 28th day of September, 20 04.

ANDREW H. MALONE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 8/23/06