Box 14A

Davidson County DEEDWARR
Recvd: 03/14/05 08:47 4 pg
Fees:23.00 Taxes:1727.90
20050314-0027510

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

File No. 17681-6

Map 079-00-0; Parcel 095.00

ADDRESS NEW OWNER AS FOLLOWS:
Airgas-Mid America, Inc.
2950 Industrial Drive
Bowling Green, KY 42101

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 "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, Keith Burress, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto Airgas-Mid America, Inc., a Delaware corporation, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

A tract or parcel of land containing 274,616.4 square feet (6.304 acres), more or less, and being located in the 8th formerly the 12th and 13th, Civil Districts of Davidson County, Tennessee, and being a part of the Visteon Corporation property as described in Instrument No. 20000412-0036842, recorded in Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a capped rebar set stamped Denham 2000 and lying North 62 degrees 28 minutes 00 seconds West a distance of 846.55 feet; thence South 08 degrees 27 minutes 00 seconds West a distance of 836.37 feet and South 41 degrees 00 minutes 00 seconds West a distance of 1619.78 feet; North 18 degrees 30 minutes 00 seconds West a distance of 3793.36 feet from the centerline of the Guard Tower atop the Northwest corner of the main prison wall of the Tennessee State Prison Lands; thence from the Point of BEGINNING and along the East right of way of Centennial Boulevard North 18 degrees 30 minutes 00 seconds West a distance of 353.34 feet to a 5/8 inch rebar found and being the Southerly corner of Cumberland Terminals, Inc. as recorded in Deed Book 3708, page 284; thence leaving said road North 51 degrees 30 minutes 00 seconds East along the common boundary with said Cumberland Terminals, Inc. a distance of 719.61 feet to a capped rebar set stamped Denham 2000; thence South 33 degrees 26 minutes 15 seconds East a distance of 423.41 feet to the Northwesterly margin of a proposed 60 foot road and to a capped rebar set stamped Denham 2000; thence along a curve to the left with a radius of 2277.47 feet, a degree of curve of 02 degrees 30 minutes 57 seconds, a chord bearing South 71 degrees 36 minutes 42 seconds West a distance of 289.74 feet to a capped rebar set stamped Denham 2000; thence continue along

said curve to the left with a radius of 260.00 feet, a degree of curve of 22 degrees 02 minutes 13 seconds, a chord bearing South 45 degrees 27 minutes 34 seconds West a distance of 204.27 feet to a capped rebar set stamped Denham 2000; thence continue along said curve to the left with a radius of 1159.53 feet, a degree of curve of 04 degrees 56 minutes 29 seconds, a chord bearing South 22 degrees 26 minutes 11 seconds West a distance of 76.26 feet to a capped rebar set stamped Denham 2000; thence continue along a curve to the right with a radius of 30.00 feet, a degree of curve of 190 degrees 59 minutes 09 seconds, a chord bearing South 43 degrees 07 minutes 06 seconds West a distance of 23.63 feet to a capped rebar set stamped Denham 2000; thence continue along a curve to the left with a radius of 551.87 feet, a degree of curve of 10 degrees 22 minutes 56 seconds, a chord bearing South 54 degrees 37 minutes 14 seconds West a distance of 213.12 feet to a capped rebar set stamped Denham 2000; thence continue along a curve to the right with a radius of 30.00 feet, a degree of curve of 190 degrees 59 minutes 09 seconds, a chord bearing North 77 degrees 28 minutes 17 seconds West a distance of 61.75 feet to the point of BEGINNING.

Being all of the same property conveyed to Keith Burress, individually, by Deed from Visteon Corporation, a Delaware corporation, of record in Instrument No. 20000523-0051634, Register's Office for DAVIDSON County, Tennessee.

THIS is unimproved property located on the east side of Centennial Boulevard, Nashville, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of the Grantor herein.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee herein.

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 himself and his heirs 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 his name to be affixed hereto this the 11th day of March, 2005.

Keith Burress

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith Burress, the bargainor, with whom I am personally acquainted (or 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 on this the 11th day of March, 2005.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

Notary Public
My Commission Expires: 4/10/05

COMMONWEALTH OF KENTUCKY)
COUNTY OF WARREN)

The actual consideration or value, whichever is greater, for this transfer is $ 467,000.00.

Affiant

Subscribed and sworn to before me this the 9th day of March, 2005.

NOTARY PUBLIC STATE AT LARGE, KY.

Notary Public
My Commission Expires: September 7, 2008

EXHIBIT " A"

Permitted Encumbrances

1. Taxes for the year 2005 and subsequent years, not yet due and payable. Map 079-00-0, Parcel 095.00

2. All matters shown on the ALTA/ACSM Land Title Survey prepared by Denham Engineering & Land Surveyors, LLC an affiliate of U.S. Surveyor/AES Group Inc., Christopher S. Denham, PLS, Tennessee R.L.S. No. 2000, dated November 12, 1999 and bearing Job No. 99T003 and AES No. 99353-09.