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

Davidson County DEEDWARR
Recvd: 04/14/05 08:30 4 pgs
Fees:23.00 Taxes:1458.73
20050414-0041447

Davidson County Box 14-A
File No. 17686-6

Map 105-12-0
Parcel 066.00

ADDRESS NEW OWNER AS FOLLOWS:
U.S. Properties & Investments, LLC
209 Riverhills Drive, Suite Eight
Nashville, Tennessee 37210

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, Robert F. Weigel and wife, Patricia L. Weigel, hereinafter called the "Grantors", has bargained and sold, and by these presents does transfer and convey unto U.S. Properties & Investments, LLC, a Tennessee limited liability company, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land lying and being in the Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 4 on the Plat of Herron Drive Development Resubdivision of Lot 2 of record in Book 6050, page 127, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being all of the same property conveyed to Robert F. Weigel and wife, Patricia L. Weigel by Warranty Deed from CPI Investors, a Tennessee general partnership composed of Robert W. Petty, Winston C. Hickman, Ernest D. Taylor and James B. Nolen, d/b/a CPI Investors of record in Book 6752, page 621, Register's Office for Davidson County, Tennessee and Quitclaim Deed of record in Book 6758, page 391, said Register's Office.

THIS is improved property, known as: 346 Herron Drive, Nashville, Tennessee 37210.

The herein described property is not now nor ever has been the principal place of residence of the Grantors 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 Grantors further covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and the same is unencumbered, except as set forth on the attached Exhibit "A". Grantors do further covenant and bind themselves and their 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 Grantors have caused their names to be affixed hereto this the 13th day of April, 2005.

Robert F. Weigel

Patricia L. Weigel

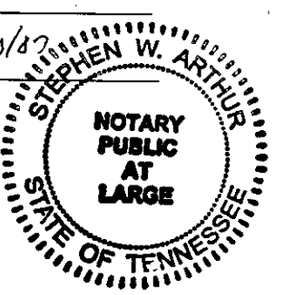
(Notary Acknowledgments Continued on Following Page)

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 Robert F. Weigel and wife, Patricia L. Weigel, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 13th day of April, 2005.

Notary Public
My Commission Expires: 5/30/07



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 394,250.00.

Affiant

Subscribed and sworn to before me this the 13th day of April, 2005.

Notary Public
My Commission Expires: 5/30/07

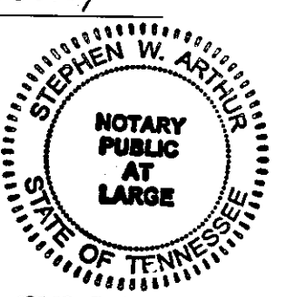


EXHIBIT " A"

Permitted Encumbrances

1. Taxes for the year 2005 and subsequent years, not yet due and payable. Map 105-12-0, Parcel 066.00
2. The Plat of record in Book 6050, page 127, Register's Office for Davidson County, Tennessee shows an Owner's Certificate and is subject to all matters as set forth therein.
3. Subject to Agreement to Maintain a private drive of record in Book 6453, page 33, Register's Office for Davidson County, Tennessee.
4. Rights of Industrial Converting Company, Inc, a Tennessee corporation, sometimes known as Industrial Converting, as lessee pursuant to lease dated February 5, 2004.
5. All matters shown on the As-Built Survey (Weigel Property) prepared by Volunteer Surveying, Phillip E. Holmes, Jr., Tennessee R.L.S. No. 1728, dated March 24, 2005 and bearing File No. 05060.