NAME AND ADDRESS OF NEW OWNERS:
Robert R. Mosley, Jr.
792 Claude Jones Rd.
Murfreesboro, TN 37129

PREPARED BY:
Peter V. Hall, P.C., Attorney
1535 W. Northfield Blvd., Suite 8
Murfreesboro, TN 37129

SEND TAX BILLS TO:
NEW OWNER

Davidson County DEEDWARR
Recvd: 06/01/05 09:52 3 pg
Fees:18.00 Taxes:878.75
20050601-0061455

WARRANTY DEED

(Map 086-00-0-267.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Empire Sign Systems, Inc., a Tennessee corporation**, has bargained and sold and does hereby transfer and convey unto **Robert R. Mosley, Jr. and wife, Ima W. Mosley and Michael R. Johnson and wife, Betty J. Johnson**, their heirs and assigns, forever, that certain property located and situated in **Davidson County, Tennessee**, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate and title thereunto belonging unto the said Grantees, their heirs, and assigns, forever.

The undersigned covenants with the said Grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the same is unencumbered except as noted herein and for the 2005 real property taxes which will be prorated at closing and assumed by the Grantees.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate unto the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this 25th day of May, 2005.

Empire Sign Systems, Inc.

By: Karen Warren
Karen Warren,
Secretary/Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this _____ day of May, 2005, before me personally appeared Karen Warren, to me known (or proved to me on the basis of satisfactory evidence) and who, under oath, acknowledged herself to be the Secretary/Treasurer of Empire Sign Systems, Inc., a Tennessee corporation, the within bargainor, a corporation, and that she, being authorized so to do, executed the foregoing instrument for the purposes contained therein by signing the name of the corporation by herself as Secretary/Treasurer.

WITNESS MY HAND AND SEAL, this 25th day of **May, 2005.**

My Commission Expires:

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES: 2-18-08

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater if **$237,500.00,** which amount if equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

SUBSCRIBED AND SWORN TO before me this 25th day, **May, 2005.**

_____
Affiant

My Commission Expires:

JANICE L. TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES: 2-18-08

_____
Notary Public

Exhibit A

A certain parcel of land situated in Davidson County, Tennessee and being more particularly described as follows:

Being Tract No. 2 consisting of 5.62 acres on the Plan of Davis Industrial Park Resubdivision of Parcel 25 as of record in Book 5210, page 232, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northerly margin of the Tennessee Central Railroad, said point being the center line of a 50-foot joint access easement, and also being the southwesterly corner of Tract No. 2 and the southeasterly corner of Tract No. 1 as shown on said plan; thence, partially with the center line of said joint access easement and with the dividing line between Tracts 1 and 2, the following calls and distances: North 14 deg. 45' West 152.88 feet to a point; thence North 74 deg. 16' East 295.35 feet to a point; thence, North 14 deg. 45' West 249.04 feet to a point in Stoner Creek, said point being the northwesterly corner of Tract No. 2 and the northeasterly corner of Tract No. 1, 86 deg. 16' East 178.0 feet to a point; thence South 78 deg. 51' East 250.0 feet to a point; thence South 78 deg. 05' East 305.0 feet to a point in the northerly margin of the Tennessee Central Railroad; thence, with the curving margin of said railroad having a radius of 824.4 feet and in a southwesterly direction 311.65 feet to a point; thence, continuing with the said margin of said railroad, South 74 deg. 30' West and passing a concrete monument at 777.0 feet a total distance of 802.0 feet to the point of beginning, and containing 5.62 acres, more or less.

BEING the same property conveyed to Empire Sign Systems, Inc., a Tennessee corporation by Warranty Deed of record in Book 9372, page 435, of the Register's Office of Davidson County, Tennessee.

SUBJECT to easement to L & N Railroad Co. in Book 4296, page 231, Book 4321, page 325, Book 4652, page 245 and Book 4852, page 199; 50 foot Right of Way for Ingress and Egress in Book 5573, page 206; any and all matters of record and as shown in Plat Book 5210, page 232; all of the Register's Office of Davidson County, Tennessee.