Davidson County DEEDWARR
Recvd: 09/06/05 08:41 3 pgs
Fees:18.00 Taxes:947.20
20050906-0106232

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

Map 105-08-0
Parcel 267.00

ADDRESS NEW OWNER AS FOLLOWS:
Timothy A. Ranson
214 Fesslers Lane
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, John Steinhouse, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto Timothy A. Ranson, hereinafter called the "Grantee", his heirs and/or assigns, a certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

See Attached Exhibit "A"

Being the same property conveyed to John Steinhouse by Deed from Winters Battery Manufacturing Company, a Tennessee corporation, also known as Winters Battery Company, Inc. and Winters Battery Manufacturing Company, Inc., of record in Book 7027, page 167, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as: 10 Culvert Street, Nashville, Tennessee 37210.

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, rights for public utilities, easements and setback lines applicable to this property; rights of CSX Transportation, Inc., successor in interest to the Tennessee Central Railway, in and to charter right-of-way, if any, that may impact the subject property for the railroad track lines running along the southerly and westerly boundary of the subject property; and taxes for the current year which have been pro-rated 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, his heirs 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, unless otherwise herein set out. Grantor does further covenant and bind himself and his heirs and assigns, to warrant and forever defend the title to the said Grantee, his heirs 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 25th day of August, 2005.

John Steinhouse

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 John Steinhouse, the within-named 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 25th day of August, 2005.

Notary Public
My Commission Expires: 5/30/07

STEPHEN W. ARTHUR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $256,000.00.

Affiant

Subscribed and sworn to before me this the 25th day of August, 2005.

Notary Public
My Commission Expires: 3/22/08

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

EXHIBIT "A"

to

WARRANTY DEED

Legal Description

That certain tract or parcel of land lying and being in Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron rod set in the southerly right-of-way line of Culvert Street, 50 feet in width, at the intersection with the easterly right-of-way line of CSX Transportation Railroad;

Thence leaving the easterly right-of-way line of CSX Transportation Railroad, with the southerly right-of-way line of Culvert Street, South 78 deg 38 min 32 sec East, 356.00 feet to an existing concrete monument, at a corner common with the property of AKZO Nobel Coatings, Inc., as of record in Instrument Number: 20050215-0017166, at the Register's Office for Davidson County, Tennessee;

Thence leaving the southerly right-of-way line of Culvert Street, with the westerly property line of AKZO Nobel Coatings, Inc., South 11 deg 57 min 54 sec West, 303.02 feet to an iron rod set, in the northerly right-of-way line of CSX Transportation Railroad;

Thence with the northerly right-of-way line of CSX Transportation Railroad, with a curve to the right, along an arc length of 367.21 feet, the central angle of which is 17 deg 10 min 30 sec, the radius of which is 1225.00 feet, the chord of which is North 69 deg 20 min 43 sec West, 365.83 feet to an iron rod set, at the intersection with the easterly right-of-way line of CSX Transportation Railroad;

Thence with the easterly right-of-way line of CSX Transportation Railroad, North 12 deg 52 min 44 sec East, 244.00 feet to the POINT OF BEGINNING. Containing 101,511 square feet or 2.330 acres more or less as described according to Boundary & Topographic Survey of Tax Map 105-08, Parcel 267, Deed Book 7027, Page 167 (10 Culvert Street) prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee R.L.S. No. 1512, dated August 16, 2005, revised on August 17 and 22, 2005 and bearing job no. 05230 CW.

This property also known as 10 Culvert Street, Nashville, TN 37210