Davidson County DEEDWARR
Recvd: 04/28/06 15:04 9 pgs
Fees:48.00 Taxes:1248.75
20060428-0049097

STATE OF LOUISIANA
PARISH OF CALCASIEU

The actual consideration or value, whichever is greater, for this transfer is $ 337,500.00
Affiant

Subscribed and sworn to before me, this 27th day of April, 2006.
Notary Public, ID No. 29456
My Commission Expires: At Death

STATE OF LOUISIANA :

D E E D

PARISH OF CALCASIEU :

BE IT KNOWN, that on this 29th day of December, 1994,

BEFORE ME, a Notary Public, duly commissioned and qualified, in and for this parish and state, and in the presence of the witnesses hereinafter named and undersigned:

PERSONALLY CAME AND APPEARED:

MICHAEL HALAY (Social Security No. [redacted]18-[redacted]57) and **DOROTHY HALAY**, born Reynolds (Social Security No. [redacted]1515), husband and wife, residents of Calcasieu Parish, Louisiana, whose mailing address is c/o Lake Charles Rubber and Gasket Co., Inc., P. O. Box 3205, Lake Charles, Louisiana 70602

hereinafter referred to as "VENDOR",

who declared that for the consideration, and on the terms and conditions hereinafter expressed, they do by these presents grant, bargain, sell, convey, transfer, assign, set over, abandon and deliver, with all legal warranties and full substitution and subrogation in and to all the rights and actions of warranty which Vendor has or may have against all preceding owners and vendors, unto:

HALAY INVESTMENT COMPANY LLC, a Limited Liability Company in the State of Louisiana, herein represented by Michael Halay, Manager, duly authorized,

hereinafter referred to as "VENDEE"

here present accepting, and purchasing for Vendee, all and singular the following described property to-wit:

Tract 1

Lots 6-9 inclusive, and the North 60 feet of Lots 22-25 inclusive of Block 2 East of Second Avenue, Watkins Addition, a subdivision in the North Half of the Northwest Quarter (N/2 of NW/4) of Section 4, Township 10 South, Range 8 West, City of Lake Charles, Calcasieu Parish, Louisiana, together with all improvements thereon situated.

Tract 2

A certain piece, parcel or tract of land together with all buildings and improvements thereon and all rights, ways and privileges thereunto appertaining, being, lying and situated in Rapides Parish, Louisiana, and being more specifically described as follows:

Begin at the Northeast corner of Lot 31 of the Economy Homes Subdivision to the City of Alexandria and proceed South 88° 20′, East 286.9 feet to a point, thence proceed South 13° 9′ East 173.8 feet along the Western right-of-way line of U. S. Highway 71 Business; thence proceed 109 feet along the same right-of-way line on a chord South 11° East to a point; thence proceed South 41° 28.5′ West 12.98′ to a point; thence proceed North 89° West 206.92 feet to a point; thence proceed North 78° 6′ West 145.3 feet to a point which is the Southeastern corner of Lot 31 of Economy Homes Subdivision; thence proceed North 1° 33′ East 246.1 feet to the point of beginning; said property is further shown on plat of survey by D. D. Sandefur, Engineer, dated 28 March 1975, LESS AND EXCEPT a 5′ strip adjacent to the East side of Lot 31 of Economy Homes Subdivision sold to Willie E. Morse by Martin Development, Inc. by deed dated 19 June 1975 registered COB 856 Folio 273 records of Rapides Parish, Louisiana, with all improvements thereon situated.

Tract 3

Land in Davidson County, Tennessee, being Map No. 95-13, Parcel 12, and being further described as follows:

An undivided thirty percent (30%) interest in and to:

Lots Nos. 9 and 9-A on the Plan of the Metropolitan Industrial Park Resubdivision of Section 7, as of record in Book 3842, page 256, and recorded in Book 4470, page 155, Register's Office for said County, described as follows:

BEGINNING at the common corner of Lots Nos. 9-A and 17 in the northerly margin of Elm Tree Drive; thence with the margin of said Drive, westerly 239.20 feet to a point in the beginning of a curve; thence around said curve, northwesterly 82.89 feet to a point in the easterly margin of Appleton Drive; thence with the margin of the same; northerly 257.88 feet to a point; thence leaving said Drive, easterly 300 feet to the common rear corner of Lots Nos. 9-A and 17; thence with the line between said lots, southerly 270 feet to the beginning.

Being the same property conveyed to Walter T. Bates, Michael Halay, Arthur P. Schmitt, Jr. and R. E. Davis, Jr. by deed of James M. Fischer, Jr. dated December 9, 1975, of record in Book 4994, page 70, Register's Office for Davidson County, Tennessee.

Tract 4

An undivided one-third (1/3) interest in and to:

A tract of land lying in Government Lot 1, Section 19, Township 29 South, Range 19 East, Hillsborough County, Florida, more particularly described as follows: From the intersection of the North Right of Way boundary of Corrine Street and the Eastern

Right of Way boundary of Twentieth Street (as described in deed recorded in Deed Book 1274, on Page 116, of the Public Records of Hillsborough County, Florida); thence North 20 degrees 01 minutes 00 seconds West, along stated Eastern Right of Way boundary of 20th Street, 50.00 feet from and parallel to the center-line, a distance of 239.93 feet for a point of beginning; thence continue North 20 degrees 01 minutes 00 second West, along mentioned Eastern Right of Way boundary of 20th Street a distance of 322.51 feet; thence North 86 degrees 44 minutes 10 seconds East, a distance of 356.25 feet; thence South 00 degrees 11 minutes 30 seconds East, parallel to the East boundary of said Government Lot 1 a distance of 324.64 feet thence North 89 degrees 41 minutes 30 seconds West, parallel to the North boundary of said Corrine Street a distance of 246.37 feet to a point of intersection with the aforementioned Eastern Right of Way boundary of 20th Street and Point of Beginning. LESS a tract of land lying in Government Lot 1, Section 19, Township 29 South, Range 19 East, Hillsborough County, Florida, more particularly described as follows: From the intersection of the North Right of Way boundary of Corrine Street and the Eastern Right of Way boundary of Twentieth Street (as described in deed recorded in Deed Book 1274, Page 116, of the Public Records of Hillsborough County, Florida); thence run North 20 degrees 01 minutes 00 seconds West along stated Eastern Right of Way boundary of 20th Street, a distance of 562.44 feet for a Point of Beginning; thence North 86 degrees 44 minutes 10 seconds East a distance of 147.0 feet; thence South 0 degrees 11 minutes 30 seconds East, a distance of 100.0 feet; thence South 86 degrees 44 minutes 10 seconds West, a distance of 111.62 feet to the Eastern Right of Way of 20th Street; thence North 20 degrees 01 minutes 00 seconds West a distance of 104.28 feet to the point of beginning.

Tract 5

An undivided one-third interest in and to:

Beginning at the northwest corner of SE1/4 of Section 15, Township 5 South, Range 5 West, said point being the northwest corner of Mrs. R. W. Holland Subdivision as recorded in the Morgan County Probate Office in Plat Book 1, at Page 85, and run thence north 86° 48′ east along the north boundary of the SE1/4 of said Section 15, a distance of 40 feet to a concrete reference monument; thence north 86° 48′ east a distance of 2,187.20 feet to an iron pin; thence south 2° 46′ east a distance of 105 feet to an iron pin; thence north 86° 48′ east a distance of 420 feet to an iron pin on the westerly right of way margin of McEntire Lane; thence south 2° 46′ east along the westerly right of way of McEntire Lane a distance of 945 feet to an iron pin and the true point of beginning; thence continue south 2° 46′ east along the said westerly right of way margin of McEntire Lane, a distance of 330 feet to an iron pin on the northerly right of way margin of IPSCO Street; thence south 86° 48′ west along the said northerly right of way

margin of IPSCO Street a distance of 330 feet to an iron pin; thence north 2° 46′ west a distance of 330 feet to a concrete monument; thence north 86° 48′ east a distance of 330 feet to the true point of beginning; lying and being in the SE1/4 of Section 15, Township 5 South, Range 5 West, Morgan County, Alabama, containing 2.50 acres, more or less, and subject to a 25-foot gas line easement parallel and adjacent to the east boundary of the tract.

Tract 6

An undivided one-third (1/3) interest in and to:

Beginning at an iron pin in the north right-of-way of U. S. 70 Highway, said point being the northeast corner of a tract conveyed by deed Book 116, at page 753, Register's Office, Humphreys County, Tennessee, and runs thence with the north boundary of said tract N 47 deg. 08′ W 552.60 feet to an iron pin, thence runs north 60 deg. 31′ E 209.50 feet to an iron pin, thence runs S 47 deg. 08′ E 500.00 ft. to an iron pin in the north right-of-way of U. S. 70 Highway, thence runs with right-of-way of said highway S 46 deg. 00′ W 200.00 ft. to the point of beginning, containing an area by computation of 2.41 acres. Survey made on October 1, 1974, by White, Turnbow & Associates, Waverly, Tennessee. All bearings given in reference to Magnetic meridian, approximate declination at time of survey 2 deg. 22′ East.

This being a part of the same property conveyed to the grantor herein by deed of record in Deed Book 73, at page 387, Register's Office, Humphreys County, Tennessee.

Tract 7 Part A

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, being out of the ANASTACIO VARILLA SURVEY, ABSTRACT NO. 49, and also being a part or portion of that certain 30.9310 acre tract described as "Tract No. One" in a deed from E. Byron Singleton, et al to Lufkin Industrial Foundation, Inc., dated June 3, 1965 and recorded in Volume 307, Page 688 of the Deed Records of Angelina County, Texas, to which reference is hereby made for any and all purposes and the said part of portion being described by metes and bounds as follows, to-wit:

BEGINNING S 14° 00′ 00" W 197.86 feet from the Fifth (5th) or Northeast corner of the aforesaid referred to 30.9310 acre tract, at the intersection point of the South Right-of-Way line of State Highway Loop No. 287 with the East Right-of-Way line of old Highway No. 59, a 1/2" iron pipe set for corner on the East boundary line of the said tract;

THENCE S 14° 00′ 00" W, with the common boundary line between the said 30.9310 acre tract and the aforesaid old highway No. 59, at 375.04 feet, Sixth (6th) corner of same, a 1/2" pipe for corner;

THENCE N 79° 29′ 07" W, with the Sixth (6th) boundary line of the said 30.9310 acre tract, at 209.09 feet, the Seventh (7th) corner of same, a 1/2" iron pipe for corner;

THENCE N 14° 00′ 00" E, at 404.32 feet, intersect the curving South Right-of-Way line of the aforesaid State Highway Loop No. 287, a 1/2" iron pipe set for corner;

THENCE Two (2) lines with the South Right-of-Way line of the said State Highway Loop No. 287, as follows:

(1) Southeasterly on a 2° 47′ 48" curve to the Right (Long Chord bearing and distance = S 86° 52′ 42" E) at 67.42 feet, end said curve, a 1/2" iron pipe set for corner;

(2) S 64° 22′ 57" E at 145.47 feet, the point and place of beginning and containing 1.910 acres of land, more or less.

Part B

BEING all that certain tract or parcel of land lying and situated in Angelina County, Texas, out of the ANASTACIO VARILLA SURVEY, ABSTRACT NO. 49, and also being a part or portion of that certain 30.9310 acre tract described as "Tract No. One" in a deed from E. Byron Singleton, et al to Lufkin Industrial Foundation, Inc. dated June 3, 1965 and recorded in Volume 307, Page 688 of the Deed of Records, Angelina County, Texas, to which reference is hereby made for any and all purposes and the said part or portion being described by metes and bounds as follows, to-wit:

BEGINNING at the Northwest corner of that certain 1.910 acre tract described in a deed from Lufkin Industrial Foundation, Inc. to Latco Electric, Inc. dated July 5, 1974 and recorded in Volume 414 on page 555 of the Deed Records of Angelina County, Texas, a 1/2" pipe set for corner in the South Right-of-Way line of Loop No. 287;

THENCE S 14° 00′ 00" W in part with the West boundary line of the said 1.910 acre tract, at 615.65 feet a 1/2" pipe set for corner;

THENCE N 76° 00′ 00" W at 145.57 feet a 1/2" pipe set for corner;

THENCE N 14° 00′ 00" E, at 579.60 feet intersect the curving South Right-of-Way line of Loop No. 287 a 1/2" pipe set for corner;

THENCE Easterly with a 2° 47′ 48" curve to the right (Central Angle = 4° 11′ 42", Radius = 2048.72 feet, Long Chord bearing and distance = S 89° 54′ 36" E 149.97 feet), at 150.00 feet the point and place of beginning and containing 2.000 acres of land more or less.

Tract 8

Lot Ten (10) of Block Three (3) of Still Forest West as per plat recorded in Plat Book 27 page 87, a subdivision of a portion of Lots 7, 8, 9 and 10 of Christina Sweeney Subdivision as per plat recorded in Plat Book 5 page 73, records of Calcasieu Parish, Louisiana.

Tract 9

Lot Three (3) of Block Three (3) of Still Forest West as per plat recorded in Plat Book 27 page 87, a subdivision of a portion of Lots 7, 8, 9 and 10 of Christina Sweeney Subdivision as per plat recorded in Plat Book 5 page 73, records of Calcasieu Parish, Louisiana.

Tract 10

Lot Four (4) of Block Three (3) of Still Forest West as per plat recorded in Plat Book 27 page 87, a subdivision of a portion of Lots 7, 8, 9 and 10 of Christina Sweeney Subdivision as per plat recorded in Plat Book 5 page 73, records of Calcasieu Parish, Louisiana.

Tract 11

Lot Eight (8) of Block Five (5) of Still Forest West as per plat recorded in Plat Book 27 page 87, a subdivision of a portion of Lots 7, 8, 9 and 10 of Christina Sweeney Subdivision as per plat recorded in Plat Book 5 page 73, records of Calcasieu Parish, Louisiana.

Tract 12

Lot Nine (9) of Block Three (3) of Still Forest West as per plat recorded in Plat Book 27 page 87, a subdivision of a portion of Lots 7, 8, 9 and 10 of Christina Sweeney Subdivision as per plat recorded in Plat Book 5 page 73, records of Calcasieu Parish, Louisiana.

Tract 13

Lot 12 of Section 18, Township 11 South, Range 9 West, less and except the North 300 feet thereof; all of Lots 2, 3, 4, 5, 10, 11 and 12 lying West of the Calcasieu River and Ship Channel and North and West of the Intracoastal Waterway in Section 19, Township 11 South,

Range 9 West; the East Half of Southwest Quarter (E/2 of SW/4), the Southwest Quarter of Southeast Quarter (SW/4 of SE/4), two (2) acres, more or less, in the Southeast corner of the Southwest Quarter of Southwest Quarter (SW/4 of SW/4), and lying East of the West line of the old Road in Section 13, all being in Section 13, Township 11 South, Range 10 West; and the North Half (N/2) of Section 24, Township 11 South, Range 10 West; LESS AND EXCEPT the property sold by Vendor to Port Arthur Towing Company by warranty deed filed with the Clerk of Court, Calcasieu Parish, Louisiana, under file number 129286, and recorded in book 1328 of conveyances at page 494, of the records of Calcasieu Parish, Louisiana, hereinafter referred to as the "property."

Tract 14

An undivided one-third (1/3) interest in and to:

A lot of ground commencing on the Southerly side of Louisville Avenue, 150 feet East of the intersection of said Southerly line of Louisville Avenue and the Easterly line of a Missouri Pacific Railway Company (now Union Pacific Railway Company), fronting thence in a Westerly direction along the Southerly line of Louisville Avenue, a distance of 150 feet to the Easterly right-of-way line of the Missouri Pacific Railroad; thence Southeasterly along said right-of-way line to the Northerly line of Arkansas Avenue; thence Easterly along the Northerly line of Arkansas Avenue, a distance of 139 feet; thence Northwesterly, a distance of 270.65 feet to the point of beginning, and being located in Section 50, Township 18 South, Range 3 East, with all improvements thereon situated.

Tract 15

An undivided 11.25% interest in and to:

Commencing at the SE Corner of 15th Street. (Parkway) and on the E. line of Ryan Street, and starting 200' M/L south of said SE corner; thence S. 207'; thence E. 334.3' m/l; thence N. 274' m/l; thence W. 164.3' m/l; thence S. 67' m/l; thence W. 170' m/l to the point of commencing, together with all improvements thereon situated, the said tract of land being located in the SW1/4 of NE1/4 of Section 7-10-8, Calcasieu Parish, La.

TO HAVE AND TO HOLD the above described property unto the said Vendee, **HALAY INVESTMENT COMPANY LLC**, and Vendee's successors, heirs and assigns forever.

The sale is made and accepted for and in consideration of the issuance of a Certificate of Ownership vesting Vendor with a .94909 (94.909 %) ownership interest in **HALAY INVESTMENT COMPANY LLC**, represented by Certificate of Ownership Number 1. This consideration shall be valued at a total of TWO MILLION FIVE HUNDRED SIXTEEN THOUSAND TWO HUNDRED EIGHTEEN AND NO/100THS ($2,516,218.00) DOLLARS, the value of the property.

At the request of all parties hereto, mortgage, conveyance, tax and other research certificates have not been prepared and are waived by all parties, who acknowledge that no examination of title has been made and who agree to relieve, release, defend, save, hold harmless and indemnify me, Notary, from any and all claims, liabilities, and responsibilities in connection therewith.

THUS DONE AND PASSED, in my office in Lake Charles, Louisiana, on the day, month and year herein first above written, in the presence of Alicia M. Richardson and Cynthia R. Phillips, competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

Alicia M. Richardson

Cynthia R Phillips

MICHAEL HALAY

DOROTHY HALAY

HALAY INVESTMENT COMPANY LLC

BY: Manager

NOTARY PUBLIC

STATE OF LOUISIANA :

PARISH OF CALCASIEU :

OATH OF CONSIDERATION and DERIVATION CLAUSE

BEFORE ME, the undersigned Notary Public, personally came and appeared **DOROTHY HALAY and ROBERT GANI**, executor of the Estate of Michael Halay, who, being duly sworn, deposed and stated as follows:

1.

That the Deed from Michael Halay and Dorothy Halay to Halay Investment Company, LLC, dated December 29, 1994, conveying interests in 15 tracts of land, number 3 of which constitutes property located in Davidson County, Tennessee was prepared by Joe A. Brame, 426 Kirby Street, Lake Charles, Louisiana 70601.

2.

That the new owner of the said property is Halay Investment Company LLC, whose mailing address is PO Box 3205, Lake Charles, Louisiana 70602-3205, to which address future tax statements should be sent.

3.

That the subject property in Davidson County, Tennessee, Tract 3, was valued at $337,500.00 at the time of the said Deed, which amount was the actual consideration for this transfer and is equal to the amount the property would have commanded at a fair and voluntary sale on December 29, 1994.

4.

That the map and parcel number are as follows: Map No. 95-13, Parcel 12.

5.

That the subject undivided 30 percent interest in the subject property was acquired by Michael Halay from James M. Fischer, Jr., under Warranty Deed dated December 9, 1975, recorded in Book 4994, Page 70, Register's Office for Davidson County, Tennessee.

By: Dorothy Halay
DOROTHY HALAY

ESTATE OF MICHAEL HALAY

By:
ROBERT M. GANI, Executor

SWORN TO AND SUBSCRIBED before me, Notary, at Lake Charles, Louisiana, this 17th day of April, 2006.

JOE A. BRAME, NOTARY PUBLIC
Notary I.D. Number: 29456
Bar Roll Number: 03389