NEW OWNER:

Lewis B. James
1255 Goshen Town Rd
Hendersonville, TN 37075

Map & Parcel 04303000500

SEND TAX BILLS:

Same

PREPARED BY:

WALTER H. STUBBS
Attorney at Law
1190 Nashville Pike
Gallatin, Tennessee 37066

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **VAN DYNE-CROTTY COMPANY d/b/a SPIRIT SERVICES COMPANY**, has this day bargained and sold and by these presents do hereby transfer and convey unto **LEWIS B. JAMES and wife, CONNIE M. JAMES,** their heirs and assigns, the following described tract of land, to wit:

BEING all of Lot No. 5 on the Resubdivision of Lots 3, 4, 5, and 6 of Rivergate Industrial Park, as shown in plat of record in Book 7900, page 798, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

BEING the same property conveyed to Van Dyne-Crotty Company d/b/a Sprit Services Company from R. Frank Crotty d/b/a RFC Leasing Co. by deed of record in Instrument No. 20030828-0125275, Register's Office of Davidson County, Tennessee. Van Dyne-Crotty Company d/b/a Spirit Services and Van Dyne-Crotty Company d/b/a Sprit Services are one and the same.

Subject to any and all plats, easements, restrictions, and other matters of record.

TO HAVE AND TO HOLD said tract or parcel of land together with all improvements thereon and the appurtenances thereunto belonging, unto the said Grantees, their heirs and assigns, in fee simple forever.

GRANTOR COVENANTS that Grantor is lawfully seized and possessed of said real estate, has full power to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

Taxes for the year 2010 to be prorated and paid by Grantees.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 21 day of December 2010.

VAN DYNE-CROTTY COMPANY d/b/a SPIRIT SERVICES COMPANY

By: _____

Title: VP of Operations

BILL GARRETT, Davidson County
Trans:T20100081880 DEEDWARR
Recvd: 12/29/10 14:30 2 pgs
Fees:13.00 Taxes:1850.00
20101229-0103537

WALTER H. STUBBS
1190 Nashville Pike
Gallatin, Tennessee 37066
(615) 452-4321

STATE OF OHIO

COUNTY OF Franklin

Personally appeared before me, Mike Crotty, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged him/herself to be the Vice President of **VAN DYNE-CROTTY COMPANY d/b/a SPIRIT SERVICES COMPANY,** Bargainor, and that he/she as such N/A executed the foregoing instrument for the purposes therein contained by signing the name of the Bargainor as such N/A.

WITNESS my hand and seal this 21 day of December 2010.

NOTARIAL SEAL STATE OF OHIO

KYLE K BURNWORTH
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
May 11, 2011
Recorded In
Franklin County

NOTARY PUBLIC

My Commission Expires:

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of this property transferred, whichever is greater, is $500,000.00, which amount is equal to or greater than the amount which the property conveyed will command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me this 23 day of December 2010.

NOTARY PUBLIC

My Commission Expires: 3/18/13.

WALTER H. STUBBS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WALTER H. STUBBS
1190 Nashville Pike
Gallatin, Tennessee 37066
(615) 452-4321