BILL GARRETT, Davidson County
Trans:T20110031528 DEEDWARR
Recvd: 05/26/11 14:49 2 pgs
Fees:13.00 Taxes:1924.00
20110526-0040499

THIS INSTRUMENT PREPARED BY:
John A. Beam, III
Attorney-at-law
709 Taylor Street
P.O. Box 280240
Nashville, Tennessee 37228

FROM: Universal Robotics, Inc. ("GRANTOR")

TO: RD Plastics Co., Inc. ("GRANTEE")

NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL/ACCT NO.
RD Plastics Co., Inc. 4825 Trousdale Drive Suite 203 Nashville, TN 37220	Universal Robotics, Inc. Attn: David A. Peters P.O. Box 171062 Nashville, TN 37217	13500033400

WARRANTY DEED

FOR AND IN CONSIDERATION of the total sum of Five Hundred Twenty Thousand and No/100's Dollars ($520,000.00) and other valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Universal Robotics, Inc., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto RD Plastics Co., Inc., Tennessee corporation, its successors and assigns, all of his right, title, and interest in and to a certain tract or parcel of land in the Second Civil District of Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of the Subdivision of The Gibbs & Von Hopffgarten Property, as shown on Plat of record as Instrument No. 20060215-0018305, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Universal Robotics, Inc. from Benno Von Hopffgarten by Warranty Deed dated May 26, 2011, of record as Instrument Number 20110526-0040498 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 2518 Smith Springs Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said RD Plastics Co., Inc., its successors, and assigns, forever.

And it does covenant with the said RD Plastics Co., Inc. that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, except as follows:

1. 2011 Davidson County Real Property Taxes, a lien not currently due.

2. All existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of ways for public utilities.

And it does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Universal Robotics, Inc. its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 26th day of May, 2011.

UNIVERSAL ROBOTICS, INC.

By: _____
David A. Peters, CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said State and County, David A. Peters, with whom I am personally acquainted, and who acknowledged that he is the authorized representative of Universal Robotics, Inc., and is authorized to execute this instrument on behalf of the company and that as such he executed this instrument for the company for the purposes therein contained.

Witness my hand, at office, this 26th day of May, 2011.

Regina M Keith
Notary Public

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9-8-13

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 520,000.00

David Hansmann
AFFIANT

Subscribed and sworn to before me this 26th day of May, 2011.

Regina M. Keith
NOTARY PUBLIC

REGINA M. KEITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9-8-13