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WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THOUSAND DOLLARS ($350,000.00) paid and to be paid by COMER REALTY COMPANY, a Tennessee corporation, with principal office in Nashville, Tennessee, to Phillips & Buttorff Corporation, formerly Phillips & Buttorff Manufacturing Company, a Tennessee corporation with principal office in Nashville, Tennessee, as follows; $35,000.00 cash in hand paid, receipt of which is hereby acknowledged, and for the balance the said Comer Realty Company has executed its promissory note of even date herewith to Phillips & Buttorff Corporation in the amount of $315,000.00, payable in semi-annual installments on the 1st days of February and August of each year beginning February 1, 1963 with the entire balance of $157,500.00 payable August 1, 1967. Interest shall be paid on the unpaid balance each six months at the same time as payments of principal are made, and a vendor's lien is herein and hereby expressly retained on the property hereinafter described and conveyed to secure the payment of said note; the said Phillips & Buttorff Corporation has bargained and sold, and by these presents does transfer and convey, unto the said Comer Realty Company, four (4) certain tracts or parcels of land in the County of Davidson, State of Tennessee and valued as follows:

Tract No. 1 land valued at $40,000.00, improvements at $218,850.00;

Tract No. 2 land valued at $10,000.00, improvements at $26,000.00;

Tract No. 3 land valued at $5,000.00, no improvements;

Tract No. 4 land valued at $10,000.00 and improvements at $40,150.00;