FOR AND IN CONSIDERATION of the sum of Eleven Thousand, Two Hundred Fifty Dollars ($11,250.00) cash in hand paid by WEHBY ENTERPRISES INCORPORATED, a Tennessee corporation, party of the second part, hereinafter called Grantee, the receipt of which is hereby acknowledged, LOUISVILLE AND NASHVILLE RAILROAD COMPANY, a corporation created and existing under the laws of the State of Kentucky, party of the first part, hereinafter called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto the said Grantee, its successors and assigns, subject to the conditions hereinafter stated, a tract of land at Nashville, in the County of Davidson, State of Tennessee, identified as Lot 2 on plat of East Radnor Industrial Subdivision, Section One, as recorded in Book 3600, Page 57, in the Register's Office, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the west line of Trousdale Drive, said monument being in the lot line between Lots 1 and 2 of said Radnor Industrial Subdivision; thence South 83° 32' West along the lot line between said Lots 1 and 2 a distance of two hundred sixty two and forty four hundredths (262.44) feet to a concrete monument in the northwest corner of said Lot No.2, said monument being fifty (50) feet measured eastwardly along a radial line from a point in the center line of Grantor's Inbound Freight Main track; thence southwardly along a line fifty (50) feet eastwardly from and parallel to said center line of Inbound Freight Main track a distance of four hundred nineteen and seventeen hundredths (419.17) feet to a spike in the southwest corner of said Lot No. 2; thence North 85° 53' East along the south line of said Lot No. 2 a distance of two hundred nine and fifty two hundredths (209.52) feet to a concrete monument in the west line of said Trousdale Drive; thence North 1° 50' East along said west line of Trousdale Drive a distance of four hundred thirty one and seventy three hundredths (431.73) feet to the point of beginning, containing two and twenty five hundredths (2.25) acres, more or less, and

being a part of the same property acquired by the Grantor from the Lewisburg and Northern Railroad Company by deed dated October 1, 1915, recorded in Book 475, Page 590, in the office of the Register, Davidson County, Tennessee.

The Grantor herein reserves for itself, its successors or assigns, a perpetual easement for a spur track across the northwest corner of the above described tract of land.

The property herein conveyed is subject to any and all restrictions as set out on the Plat of East Radnor Industrial Subdivision as recorded in Deed Book 3600, Page 57, in the office of the Register aforesaid.

This conveyance is made subject to any and all rights of D. G. Scales for the construction and operation of a Grade "A" restaurant on the property hereby conveyed as provided in its contract with the Grantor, dated Oct. 25, 1955, transferred to Marion L. Scales by memorandum dated Oct. 9, 1957.

The Grantee agrees in good faith to commence construction of a warehouse and appurtenant facilities on the property herein conveyed, within two (2) years from the date hereof, and to continue such construction to completion with reasonable diligence. Should the Grantee, its successors or assigns, fail to commence construction of a warehouse on said property within two (2) years from the date hereof, Grantee, its successors or assigns, agrees to reconvey the hereinabove described property to the Grantor, its successors or assigns, if the Grantor requests such reconveyance, provided, however, that if the Grantor does not request such reconveyance within two (2) years following the expiration of the two-year period, Grantor shall have no further right to demand reconveyance. Any such reconveyance in compliance with the obligations undertaken in this paragraph, shall be by general warranty deed, free of all liens and encumbrances, for the same consideration herein paid for said property by the Grantee.

Taxes for the year 1964 on the above described property will be prorated as of the date of the deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with all

BOOK 3805 PAGE 662

47883

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 26 12 13 PM 64
NOTE/BOOK 109 PAGE 784
RECORDING FEE $ 2.25
DEP. REG.

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 26 1964

STATE TAX $ 1.00
PROBATE
TOTAL $ 1.25

AUG 26 1964

Lynn Richard Cox
& deed
Kirkland Enterprises Inc