WARRANTY DEED

BOOK 4520 PAGE 468

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danner Foods, Inc. (NAME)	Same. (NAME)	Map 34-2 Pt Par. 61
1727 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pd

For and in Consideration of the sum of.....

---One Hundred Twenty-five Thousand and no/100 ($125,000.00)---*DOLLARS*

and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Cousins Properties of Tennessee, Inc., formerly Larchwood, Inc., has

B 230 45

IDENTIF. REFERENCE

JUL 15 3 45 PM '71

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

JUL 15 71	CONV	90,000.00			
JUL 15 71	CONV	35,000.00			
JUL 15 71	S TAX		A*	325.00	
JUL 15 71	PWFEE		A*	.50	
JUL 15 71	W DEED		A*	10.00	* 335.50

.....*has bargained and sold, and by these presents do/transfer and convey unto* es

the said Danner Foods, Inc., a Tennessee corporation, its successors

.....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 10th Civil District of Davidson County, Tennessee, bounded on the west by Two Mile Pike, located north of Gallatin Road, being Lot "F" of the resubdivision of Rivergate Park, of record in Book _____, page _____, Register's Office for said County, more particularly described as follows:

Beginning at a point on the easterly right of way of Two Mile Pike, south 18° 35' east 573.12 feet from the center line of Bluebird Drive; thence north 71° 25' east 169.98 feet to a point, the beginning of a curve to the left; thence with said curve having a radius of 87.50 feet and a central angle of 19° 29', 30.04 feet to a point; thence north 51° 56' east 16.63 feet to a point on the southerly margin of an access easement; thence easterly along said easement and around a curve having a radius of 135.00 feet and a central angle of 36° 26', 85.84 feet to a point; thence south 74° 30' east 54.59 feet to a point, the beginning of a curve to the left; thence along said curve having a radius of 85.00 feet and a central angle of 2° 27', 3.63 feet to a concrete monument; thence south 35° 18' west 105.49 feet to a point; thence north 54° 46' west 27.00 feet to a point; thence south 35° 18' west 264.41 feet to a point on the easterly margin of Two Mile Pike; thence along Two Mile Pike, north 18° 35' west 285.00 feet to the point of beginning, containing 1.32 acres, more or less.

Being part of the property conveyed to Larchwood, Inc. by deed from E. L. Curtis and wife, of record in Book 4304, page 854, Register's Office for said County, Larchwood, Inc. now being Cousins Properties of Tennessee, Inc., a Georgia corporation.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is 125,000.00

Affiant

Subscribed and sworn to before me, this the 30 day of June 1971

My commission expires: Sept. 12, 1973 (Affix Seal)

Notary Public

This instrument prepared by James I. Vance Berry, Attorney, 700 American Trust Building, Nashville, Tennessee

This conveyance of said property is made expressly subject to the following:

1. Metropolitan, County and State taxes for the year 1971, which have been prorated.

2. Easements, setback lines and other data, as shown on map of the resubdivision of Rivergate Park, of record in Book _____, page _____, Register's Office for said county.

3. Restrictive covenants, copy of which is attached hereto, made a part hereof, and incorporated herein by reference.

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors ..... *and assigns, forever.*

And Grantor *do*es *covenant with the said* Grantee ..... *that* it is ..... *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as hereinabove set forth.

And Grantor does ..... *further covenant and bind* itself, its successors and assigns, *to warrant and forever defend the title to the said land to the said* Grantee, its successors ..... *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 30th *day of* June, *19*71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COUSINS PROPERTIES OF TENNESSEE, INC.

By: George Volker Pres.

RESTRICTIONS

The premises conveyed in the annexed deed are sold and conveyed subject to the following covenants and restrictions, which are hereby agreed to and declared to be and constitute covenants running with the land, binding upon the Grantee, its heirs, successors and assigns, for a period of twenty-five (25) years from and after the date of said deed, to-wit:

1. The construction and design of all buildings and structures shall be of such kind and quality as to be in keeping with present-day construction methods in the immediate surrounding areas, and also in keeping with the construction quality of the Rivergate Mall Shopping Center. No construction or design of an obsolete nature shall be permitted. All buildings shall be of masonry or similar construction. No metal clad or frame construction shall be permitted, and all buildings shall be covered on all sides with brick veneer, stone, or better construction. No concrete block shall be exposed on the exterior of any building. No temporary buildings shall be permitted after August 1, 1971.

In addition, all buildings or other structures erected upon said premises shall be of a design, and height satisfactory to the Grantor. For this purpose, the Grantee, its successors or assigns, shall, prior to the commencement of construction, submit to the Grantor architectural plans for all buildings to be constructed, a site plan showing the location of the same, and complete details for the grading, drainage, paving, and exterior lighting. All such plans, including specifications and working drawings, shall be approved in writing by the Grantor prior to the commencement of construction or any other development of improvements upon said premises. All electrical wiring shall be placed underground.

2. Grantee shall cause to be prepared, by a professional landscaping architect, a detailed landscaping plan for the landscaping of the premises, which plan shall be submitted to the Grantor for its approval in writing, and upon such approval, such plan shall be carried out in detail. The development of landscaping plans for the premises, tne quality and quantity of the same, will be at least comparable to that provided in the Rivergate Mall Shopping Center. The Grantee shall maintain the exterior of its premises and all landscaping at all times in a good, orderly, and neat condition.

3. No loading dock or platform shall be constructed, used or maintained on that portion of any building or the structure which faces any street.

4. All exterior signs shall be subject to the approval of the Grantor. All signs shall be located on the face of the buildings, except that one free-standing sign shall be permitted, if otherwise allowed by law. No other sign, billboard, or exterior form of advertisement shall be permitted.

5. No storage of scrap metal, refuse, garbage, building materials, or other like matter shall be permitted. No incinerators shall be kept, used, or maintained on any portion of the property. Trash, garbage, etc. shall be kept in closed containers and shall be removed from the premises at regular intervals to prevent any unnecessary accumulation thereof.

6. Adequate offstreet parking shall be provided on the premises for the employees, customers and invitees of the Grantee, as required by the off-street parking ordinances of the Metropolitan Government of Nashville and Davidson County, Tennessee, all in accordance with a parking plan to be submitted to the Grantor and approved by it in writing.

8. All access easements as shown on the recorded plan are private roadways, the same not having been dedicated to the public at the time of the execution and delivery of the deed to which these covenants are annexed. The cost for the construction of the "U" shaped driveway through the subdivision in which the premises are located shall be provided by the Grantor at its expense. Thereafter, the Grantee, acting jointly with the owners of other lots within the subdivision, shall be responsible for the maintenance of this driveway. The term "maintenance" shall include the entire cost of repair and maintenance to the paved surface, as well as all other expenses incidental to this driveway, including, without limiting the generality of the foregoing, all taxes levied thereon, liability insurance premiums, lighting, sweeping and cleaning, snow removal, traffic direction, and all other like costs. These maintenance expenses shall be the joint obligation of the lot owners and shall be shared on a pro rata basis with each lot owner being required to contribute that portion of the total cost of maintenance which the area of its property bears to the total land area within the subdivision. In order to implement these provisions, the lot owners within the subdivision shall elect at least annually, on or before the first day of each calendar year, one or more of their number by majority vote to act in their behalf in the making of arrangements for the maintenance of said driveway and for the allocation of costs on a pro rata basis among the lot owners. The Grantee shall contribute its pro rata of such maintenance from time to time as determined by the elected representatives of the lot owners.

9. The invalidation of any one of these covenants by judgment of any court of competent jurisdiction shall in no wise affect any of the other covenants, which shall remain in full force and effect for the remainder of the term hereof.

BOOK 4520 PAGE 472

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Robert P. Thomas *a Notary Public of the State and County aforesaid, personally appeared* George Volkert *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Cousins Properties of Tennessee, Inc. *, the within named bargainor, a corporation, and that* he *as such* President *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee

this 30 *day of* June *19* 71.

Robert Bajer
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires 11-28-71