BOOK 1573 PAGE 845

This Instrument Prepared by
CHAS. PAUL HOLLAND
201 Parkway Towers
Nashville, Tenn. 37219
Form #WD5

WARRANTY DEED

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
~~South Central Bell~~ Telephone Company (NAME)	~~SAME~~ (NAME)	Map 94
P. O. Box 10 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pt Parc. 111
Nashville, Tenn 37202 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	Pt

FOR AND IN CONSIDERATION of the sum of ------SIX THOUSAND AND NO/100----------
----------($6,000.00)---------- *Dollars,*
cash in hand paid by SOUTH CENTRAL BELL TELEPHONE COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Delaware and having its principal office and place of business in the City of Birmingham, Alabama, and other good and valuable considerations receipt of which is hereby acknowledged,

RIVER HILLS, INC.

has bargained and sold, and does hereby transfer and convey unto the said

SOUTH CENTRAL BELL TELEPHONE COMPANY

its *(successors), heirs and assigns,*

certain real estate in DAVIDSON *County, Tennessee, as follows:* BEING Lot No. 1A on the Plan of Resubdivision of Lot No. 1 Section One, River Hills Industrial Park as of record in Book 4300, page 145, Register's Office for said County and described as follows: BEGINNING at a concrete monument at the intersection of the easterly R. O. W. line of the Louisville & Nashville Railroad with the northerly margin of Lebanon Pike- U. S. 70; thence northeasterly along a curved line the northerly margin of Lebanon Pike- U. S. 70, having a radius of 50 feet for a distance of 78.54 feet to a concrete monument; thence northerly along a curved line, the westerly margin of Spence Lane, having a radius of 516.80 feet for a distance of 96.0 feet to a concrete monument; thence south 86° 47' 40" west 43.27 feet to a concrete monument on said easterly R.O. W. line of said Railroad; thence along said easterly R. O. W. line South 7° 45' 48" east 154.37 feet to the beginning.

BEING part of the same property conveyed to River Hills, Inc., a Tennessee Corporation by deed from William R. Carter and wife, Janis S. Carter and William R. Davidson and wife, Vera R. Davidson of record in Book 4495, page 41, Register's Office for said County.

THIS CONVEYANCE is made subject to the plan of record which shows an owner's certificate, a 30-foot minimum building setback line, a 15-foot building setback line, ~~an overhang easement located over the center of said lot,~~ * see reverse side

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6,000.00

Subscribed and sworn to before me, this the 31st day of December 19 71

Affiant

My commission expires: August 5, 1972 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as Lot 1A River Hills Industrial Park Nashville
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

SOUTH CENTRAL BELL TELEPHONE COMPANY

its *(successors),*

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered., except for current taxes.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

SOUTH CENTRAL BELL TELEPHONE COMPANY, its
(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 31st *day of* December, 19 71 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RIVER HILLS, INC.

BY: R. C. H. Mathews Jr.
R. C. H. MATHEWS, JR., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* R. C. H. Mathews, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him*self to be* President *of the* River Hills, Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes 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* 31st *day of* December, *19* 71.

William R. Warner III *Notary Public*

Commission expires Oct 23, 1973

* continued from front side

said Lot No. 1A is restricted to South Central Bell Telephone Company use only, and is not to be used for any other purposes unless approved by the Metropolitian Planning Commission; restrictive covenants of record in Book 4485, page 108, Register's Office for Davidson County, Tennessee; and subject to a permanent easement retained by River Hills, Inc., the grantees herein, for the purpose of erecting, maintaining and removing a sign or signs on triangular shaped area in the southeast corner of said lot No. 1A and more particularly described as follows:

Commencing at a concrete monument at the intersection of the easterly margin of L & N Railroad and the northerly margin of Lebanon Pike, U. S. 70, and also being the original southwesterly corner of Lot No. 1A above noted subdivision; thence with northerly margin of Lebanon Pike, U. S. 70, in an easterly direction with a curve to the left(Radius 50.00 feet) 24.0 feet to the point of Beginning; thence continuing along such curve 29.0 feet to a point on the westerly margin of Spence Lane; thence westerly along a line parallel to the centerline of said Lebanon Pike, U. S. 70, 18 feet to a point; thence southerly along a line parallel to said easterly margin of L & N Railroad 20 feet to the point of beginning.

FEB-3 72	CONV	*6,000.00			
FEB-3 72 S TAX			A*	15.60	
FEB-3 72 PR FEE			A*	.50	
FEB-3 72	W DEED		A*	4.00	* 20.10

WARRANTY DEED

FROM

TO

Please Return To:
Entrekin, Johnson & Holland
2011 Parkway Towers Bldg.
Nashville, Tennessee 37219

B 47227

IDENTIF. REFERENCE

FEB 3 9 49 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys TITLE COMPANY
STAHLMAN BUILDING