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WARRANTY DEED

This instrument prepared by:
Don L. Smith, Attorney
American Trust Building
301 Union Street
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JABCO Industrial Prop. (NAME:)	Same (NAME:)	183-29
Suite 105 1649 Tully Circle n.e. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Atlanta, Georgia 30329 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS,* cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

McDowell Development Corporation, a Tennessee corporation,

has *bargained and sold, and by these presents do transfer and convey unto the said* JABCO Industrial Properties, Inc., a Georgia 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 5th, formerly the 6th, Civil District of Davidson County, Tennessee, said property being described according to a survey by Hart-Freeland-Roberts, Inc., Architects-Engineers, dated February 23, 1973, and being part of Interchange City Industrial Park, described more particularly as follows:

Beginning at a point on the westerly margin of J. P. Hennessey Drive, said point being 3,049.20 feet from the intersection of the centerline of Firestone Parkway and the centerline of said J. P. Hennessey Drive, as measured northwardly along the centerline of said J. P. Hennessey Drive, and said point further being on the centerline of a proposed railroad spur track; thence along the centerline of the said proposed railroad spur track north 75° 28' West 700 feet to a point; thence leaving said railroad spur track north 14° 32' East 450 feet to a point on the southerly margin of a proposed road; thence along the southerly margin of said proposed road south 75° 28' East 512.2 feet; thence continuing with said margin eastwardly along a curve to the right with a radius of 924.93 feet a distance of 198.83 feet to a point; thence continuing with said margin south 63° 09' East 48 feet to a point; thence southwardly with a curve to the right, said curve having a radius of 25 feet, a total distance of 39.27 feet to the westerly margin of J. P. Hennessey Drive; thence with said margin of J. P. Hennessey Drive south 26° 51' West 189.80 feet to a point; thence continuing with said margin and along a curve to the left with a radius of 2,321.83 feet to a distance of 206.34 feet to the point of beginning, containing 7.559 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $105,825.00

Subscribed and sworn to before me, this the 14 day of ____, 19 73

My commission expires May 4, 1975

(Affix Seal)

Affiant

Notary Public

Being part of the property conveyed to McDowell Development Corp., by deed from Willie Lee Tune and wife, of record in Book 4419, page 194, said Register's Office.

This conveyance is subject to right-of-way and easement conveyed to Colonial Pipeline Company by Will L. Tune and wife of record in Book 3316, page 439, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in an instrument of record in Book 4673, page 508, Register's Office, Davidson County, Tennessee.

This conveyance is subject to easement for right-of-way of railroad spur track as depicted on survey of the premises by Hart-Freeland-Roberts, Inc., Architects-Engineers, dated February 23, 1973.

unimproved ( )
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 JABCO Industrial Properties, Inc., its successors, ... *heirs and assigns, forever.*

And it *do covenant with the said* JABCO Industrial Properties, Inc. ..... *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 otherwise noted herein and except for 1973 taxes which are to be paid by Grantor

And it does .....

~~he~~ *further covenant and bind* itself, its sucessors, ... *heirs and representatives, to warrant and forever defend the title to the said land to the said* JABCO Industrial Properties, Inc., its successors *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand* ..... *this* 27th *day of* March ....., *19* 73 ....., *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

McDOWELL DEVELOPMENT CORPORATION

By: [signature] Vice President

[signature] Sec-Treas

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, Ruth O. Smith *a Notary Public of the State and County aforesaid, personally appeared* Robert J. Lyons, Jr. Vice President, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President & Secretary-Treas. *of the* McDowell Development Corporation, *the within named bargainor, a corporation, and that* he *as such* officer, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself as President and Secretary-Treasurer.

Witness my hand and seal, at office in Nashville Tennessee
this 27 *day of* March, 1973

Ruth O. Smith
Notary Public

Commission Expires My Commission Expires November 13, 1973

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399957

IDENTIF. REFERENCE

MAR 27 3 58 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 27	CONV		99,000.00
MAR 27	CONV		*6,826.00
MAR 27	STAX	A*	275.08
MAR 27	PAYFEE	A*	.50
MAR 27	WDEED	A*	8.00 * 283.58

WARRANTY DEED

FROM

TO

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE