BOOK 4773 PAGE 565

This instrument prepared by:
Don L. Smith, Attorney
Manier, Crouch, White & Herod
American Trust Building
Nashville, Tennessee 37201

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Realty International Inc. (NAME:)	SAME (NAME:)	183
1904 Byrd Ave. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6 29
Richmond, Va. 23230 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	200

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

DEC17 CONV 90,000.00
DEC17 CONV 99,450.00
DEC17 S'TAX A* 492.44
DEC17 PR'FEE A* .50
DEC17 W'DEED A* 6.00 * 498.94

McDowell Development Corporation, a Tennessee corporation, has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Realty International Inc. *their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 5th Civil District of Davidson County, Tennessee, described according to a survey made by Hart-Freeland-Roberts, Inc., Architects and Engineers, November 13, 1973 as follows:

BEGINNING at a point in the east margin of Heil-Quaker Boulevard, said point being 430 feet south of the centerline of Corporate Place; thence S. 81° 31' E., 503.61 feet along the center of railroad lead track extended; thence continuing along centerline of said tract on a curve to the right with a radius of 1145.92 feet, a distance of 121.0 feet; thence S. 75° 28' E., 487.07 feet; thence S. 44° 26' W., 659.30 feet; thence N. 81° 31' W., 721.62 feet; thence N. 58° 38' W., 96.23 feet to the east margin of Heil-Quaker Boulevard; thence northwardly along a curve to the left with a radius of 1175.92 feet, a distance of 555.17 feet; thence N. 4° 19' E., 11.32 feet to the point of beginning containing an area of 12.630 acres.

Being a part of the same property conveyed to McDowell Development Corporation by deed from Willie Lee Tune and wife, Willie Dell Tune, of record in Book 4419, page 194, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 189,450.00

Subscribed and sworn to before me, this the 14th day of December 1973

My commission expires: 5-10-75 (Affix Seal)

Affiant

Notary Public

RATH * NOTARY PUBLIC AT LARGE * STATE OF TENNESSEE

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

This conveyance is subject to a 20' utility and drainage easement along the westerly margin of the property on Heil-Quaker Boulevard and a 10' drainage and utility easement along the southerly and easterly line of the property and a 30' railroad easement along the northerly margin of the property, all as shown on the survey of the premises by Hart-Freeland-Roberts, Inc., Architects and Engineers, dated November 13, 1973.

This conveyance is subject to an easement for ingress and egress on the spur track along the northerly margin of the railroad.

C 3 5 5 3 7

IDENTIF. REFERENCE

DEC 17 3 30 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This is unimproved (X) improved ( ) property, known as I-24 and Bell Road
(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 Realty International Inc. *their heirs and assigns, forever.*

And it does *do covenant with the said* Realty International 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 of 1973 taxes which are to be paid by the seller and as otherwise noted herein.

And it does *further covenant and bind* itself, its successors, *heirs and representatives, to warrant and forever defend the title to the said land to the said* Realty International Inc., its successors *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hand this* 14th *day of* December, *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: Robert [illegible] President

By: [illegible] Secretary

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, William J. Butler, a Notary Public of the State and County aforesaid, personally appeared Robert J. Young, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be President of the McDowell Development Corporation, 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 14th day of December, 1973.

William J. Butler
Notary Public

Commission Expires July 28, 1976.

WILLIAM J. BUTLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE