111

This instrument prepared by:

George Kircos, Attorney
The American Road
Dearborn, Michigan 48121

New Owner: Ernest P. Boyte et ux.
1319 Foster Avenue
Nashville, Tenn. 37211

Send tax bills to: same

BOOK 4857 PAGE 309

Map 106-13
Par 224, 225

DEED

THIS DEED, made as of the 13th day of Sept, 1974, between FORD LEASING DEVELOPMENT COMPANY, a Delaware corporation, with offices at The American Road (no street number), Dearborn, Michigan 48121 (herein called Grantor), and ERNEST P. BOYTE and VONCILE BOYTE, his wife, with a mailing address at 4353 Chickering Lane, Nashville, Tennessee (herein called Grantees).

W I T N E S S E T H:

That for One Dollar ($1.00) and other valuable consideration, the receipt of which hereby is acknowledged, Grantor does hereby grant, bargain, sell, convey to Grantees, their heirs and assigns, all of Grantor's right, title and interest in and to the land described in Exhibit 1, annexed hereto and made a part hereof, TOGETHER with the appurtenances thereto, including, without limitation, the buildings situated thereon and all of Grantor's right, title and interest, if any, in and to all public or private streets, roads, avenues, alleys or passageways in front of or abutting the land (herein collectively called the Premises).

Subject to:

1. The lien of ad valorem real property taxes not due and delinquent.

2. Visible easements and the state of facts an accurate and up to date survey and personal inspection would show.

3. Recorded building and use restrictions, conditions, covenants, exceptions and rights and agreements, including without limitation those that may be listed below.

4. Easements for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee by grant from Virginia S. Dever, Trustee of record in Book 4246, page 180, Register's Office for Davidson County, Tennessee.

5. Ten-foot easements for public utilities and drainage, a minimum building set back line from Caden Drive of 15 feet and from Foster Avenue of 50 feet, a 15- foot drainage easement across Lot No. 1 a note reciting loading and unloading must be oriented away from Foster Avenue frontage, a note setting forth certain covenants with respect to foregoing 15 foot drainage easement, and conditions of owner's certificate, as shown on the plan of record in Book 4300, page 14, Register's Office for Davidson County, Tennessee.

6. Grantor's right of first refusal to purchase the said premises for a period of 20 years after the date hereof, pursuant to the terms and conditions of Section 13 of the Purchase Agreement dated as of August 23, 1974 between Grantor and Grantees. A copy of Section 13 may be obtained from Grantor at the address stated above.

7. Grantor's option to purchase the said premises at any time prior to the end of the 36th full month following the date hereof pursuant to the terms and conditions of Section 14 of the Purchase Agreement dated as of August 23, 1974 between Grantor and Grantees. A copy of Section 14 may be obtained from Grantor at the address stated above.

And Grantor hereby covenants to and with Grantees that Grantor has not done, nor suffered to be done, any act or thing whereby title to the said premises has become encumbered, except as aforesaid.

IN WITNESS WHEREOF, Ford Leasing Development Company has caused its duly authorized officer to execute this instrument on this 13th day of September, 1974.

FORD LEASING DEVELOPMENT COMPANY

By _____
D. R. JOLLIFFE ASSISTANT SECRETARY

FORD LEASING DEVELOPMENT COMPANY CORPORATE SEAL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 449110.00.

_____ Affiant.

Subscribed and sworn to before me, this 1st day of Oct., 1974.

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____ Notary Public

Commission expires 4-25-76

EXHIBIT 1 BOOK 4857 PAGE 311

Description of the Land:

Land in the 6th Civil District of Davidson County, Tennessee, being Lots Nos. 1 and 2, on the Plan of Burns Industrial Subdivision, Section 6, of record in Book 4300, page 14, Register's Office for said County, said Lots being described together as follows:

Beginning at a point lying on the westerly margin of Foster Avenue. Said point further described as being the southeasterly corner of a tract of land owned by the Viking Freight Company, as recorded in Book 3314, page 133, Register's Office for Davidson County, Tennessee, and the northeasterly corner of the herein described tract; thence south 1° 00' 17" east along the westerly margin of said Foster Avenue, a distance of 236.94 feet to a point, said point further described as being at the beginning of a curve having a radius of 30.0 feet; thence around said curve to the right a distance of 47.12 feet to the point of tangency, said point further described as lying on the northerly margin of Caden Drive; thence south 88° 59' 43" west along the northerly margin of Caden Drive, a distance of 823.77 feet to a point, said point further described as being at the beginning of a curve having a radius of 50.0 feet; thence around said curve to the right a distance of 79.73 feet to the point of tangency; thence north 0° 21' 18" east along the easterly property line of a tract of land owned by Nashville L & D, Inc., as recorded in Book 3032, page 227, Register's Office for Davidson County, Tennessee, a distance of 205.60 feet to a point, said point further described as being the southwesterly corner of the above mentioned Viking Freight Company tract; thence north 88° 20' 40" east along the southerly property line of the said Viking Freight Company tract, a distance of 898.99 feet to the point of beginning.

Being part of the same property conveyed to Ford Leasing Development Company by deed from Third National Bank in Nashville, Trustee for Woodlawn Memorial Park Perpetual Care Fund, of record in Book 4378, page 886, Register's Office for Davidson County, Tennessee.

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STATE OF MICHIGAN )
) SS.
COUNTY OF WAYNE )

Before me, Frances V Rourke, a Notary Public of the State and County aforesaid, personally appeared D R Jolliffe, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Assistant Secretary of Ford Leasing Development Company, the within named Grantor, a corporation, and that he as such Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Secretary.

Witness my hand and seal, at office in Dearborn, Washington, this 13 day of September 1974.

Frances V Rourke
Notary Public

FRANCIS V. ROURKE NOTARY PUBLIC OAKLAND COUNTY, MICH.

My commission expires:

FRANCIS V. ROURKE
Notary Public, Oakland County, Mich.
Acting in Wayne County, Mich.
My Commission Expires 11-15-76

C 7 3626

IDENTIFICATION REFERENCE

OCT 3 9 14 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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| OCT-3[illegible] | CONV | * | ~~$~~449,110.00 | | |
| OCT-3[illegible] | S'TAX | | A* | 1,167.66 | |
| OCT-3[illegible] | PR'FEE | | A* | .50 | |
| OCT-3[illegible] | W'DEED | | A* | 8.00 | * 1,176.16 |