BOOK 4925 PAGE 660

183
56 PW

SEND TAX BILLS TO: Guaranty Mortgage Company
First American Center
Nashville, Tenn. 37219

WARRANTY DEED

STATE OF Virginia
~~COUNTY~~ OF Richmond City
The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

Affiant

This instrument prepared by:
Edward Seddon, Attorney
P. O. Box 773
Murfreesboro, Tenn. 37130

Subscribed and sworn to before me, this the 20th day of June, 1975.

Notary Public

My Commission expires: 4-27-79

BUYER:
NASHVILLE ONE ASSOC.
2817 PARHAM Rd.
SUITE 6A/6B
RICHMOND, VA. 23229

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, REALTY INTERNATIONAL, INC., a Virginia Corporation, have bargained and sold, and by these presents do transfer and convey unto the said NASHVILLE ONE ASSOCIATES, a Virginia Limited Partnership, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land being Lot No. 1 on the Plan of Revised Interchange City Industrial Park, Section XIII, as of record in Book 4675, Page 112, Register's Office of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the east margin of Heil-Quaker Boulevard, said point being 430.52 feet south of the centerline of Corporate Place and said point being common with the southwest corner of Section XI of Interchange City Industrial Park, of record in Book 4675, page 91, Register's Office of Davidson County, Tennessee; thence S 81°-31' E, a distance of 503.61 feet; thence along a curve to the right with radius of 1145.92 feet, a distance of 121.00 feet; thence S 75°-28' E, a distance of 510.14 feet; thence S 44°-26' W, a distance of 656.30 feet to the south margin of Carrier Drive; thence along same N 81°-31' W, a distance of 746.33 feet; thence N 58°-38' W, a distance of 96.23 feet to the east margin of Heil-Quaker Boulevard; thence northwardly along a curve to the left with radius of 1175.92 feet a distance of 555.16 feet; thence N 4°-19' E, a distance of 11.32 feet to the point of beginning, containing an area of 12.932 acres.

BEING the same property conveyed to the grantor by deeds of McDowell Development Corporation of record in Book 4773, page 565 and Book 4813, page 493, Register's Office for Davidson County, Tennessee.

This conveyance, however, is subject to restrictions of record in Book 4673, page 508, Register's Office, Davidson County, Tennessee. This conveyance is further subject to certain rights of way and easements as set out in the plat prepared by Hart-Freeland-Roberts, Inc. and recorded in Book 4675, Page 112, Register's Office of Davidson County, Tennessee.

This conveyance is also subject to a Deed of Trust executed by the undersigned, Realty International, Inc. on March 28, 1974 securing a loan made by Virginia Trust Company, a Virginia Corporation, in favor of Virginia Trust Company, in the principal sum of $1,700,000.00. Said Deed of Trust having been assigned by an Assignment of Deed of Trust and Supplemental Deed of Trust from Virginia Trust Company to Aetna Life Insurance Company of record in Book 4925, page 658, Register's Office, Davidson County, Tennessee.

This conveyance is further subject to a second Deed of Trust executed by Realty International, Inc. to Virginia Trust Company dated March 19, 1975 and filed for record April 1, 1975 in Book 4900, page 397, Register's Office, Davidson County, Tennessee, securing an indebtedness in the principal sum of $255,000.00.

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.

We covenant with the said grantee that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as herein set out.

And we, the undersigned, do further covenant and bind ourselves, our successors and representatives, 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 OUR HANDS this the 20 day of June, 1975.

ATTEST: REALTY INTERNATIONAL, INC.

REALTY INTERNATIONAL, INC. SEAL

BY: _____ BY: _____

JUN 23 '75 SEC. CONV *
STATE OF VIRGINIA JUN 23 '75 TAX .00 1,760,000.00
COUNTY OF JUN 23 '75 RECTFEE A* 4,420.00
JUN 23 '75 W/DEED A* .50
A* 4.00 * 4,424.50

Before me, June C. Forch, a Notary Public within and for the State and County aforesaid, personally appeared Joseph P Marchetti and Paul J. Forch, with whom I am personally acquainted, and who (upon their several oaths) acknowledged themselves to be the President and Assistant Secretary, respectively, of Realty Internationsl, Inc. the within named bargainor, a corporation and so to do, executed the foregoing instrument (Warranty Deed) for the purpose therein contained by signing the name of the corporation by the said Joseph P. Marchetti as such President, and attesting the same by the said Paul J. Forch as such Assistant Secretary.

WITNESS my hand and official seal of office at 2817 West End on this the 20th day of June, 1975.

June C. Forch
NOTARY PUBLIC

My Commission expires: 3/24/78

T.D. 03940 IDENTIF. REFERENCE JUN 23 '75 FELTON TAX DATE

NOTARY PUBLIC SEAL