This instrument prepared by:
Jon D. Ross, Neal and Harwell
800 Third National Bank Bldg.
Nashville, Tennessee 37219

BOOK 4947 PAGE 281

WARRANTY DEED

(CORPORATE FORM)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Aubrey B. Harwell, Jr., Trustee	SAME	Map 106-6
(NAME)	(NAME)	
800 Third National Bank Bldg.	SAME	Par. 80
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) ----------

Dollars,

Cash in hand paid by the grantee, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid balance of a note in the original amount of $185,000, which note is secured by a deed of trust, as of record in Book 4128, page 723, and re-recorded in Book 4135, page 860, Register's Office for Davidson County, Tennessee.

SOUTHWIND REALTY, INC. *has bargained and sold, and does hereby transfer and convey unto the said*

AUBREY B. HARWELL, JR., TRUSTEE with full power to transfer and convey

his heirs, successors and assigns

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in the Sixth Civil District of Davidson County, Tennessee, being a part of Lots 5 & 6 on the plan of A. H. Ford's property, as of record in Book 21, page 51, Register's Office for said County, and being Lot 3 on the plan of Grayson Industrial Park, a resubdivision of parts of Lots 1,2,6 & 7 on the said plan of A. H. Ford's property, the plan of Grayson Industrial Park being of record in Book 3842, page 70, said Register's Office, said Lot 3 being more particularly described as follows, to wit: Said lot fronts 275 feet on the east side of Foster Avenue and runs back between parallel lines 519.68 feet on the north and 341.81 feet on the south to a dead line on the east, on which it measures 97.95 feet, and a margin on the right-of-way of the Louisville and Nashville Railroad, also on the east, on which it measures 250.96 feet, more or less. Being the same property conveyed to Tennessee Earnie, Inc., by deed from Grayson Corporation, of record in Book 4043, page 161, Register's Office for said County, the said Tennessee Earnie, Inc., having since merged and is now Balco Building Systems, Inc., whose name has now been changed to Southwind Realty, Inc.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 240,000.

Subscribed and sworn to before me, this the 29th day of Aug. 19 75

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE

unimproved ( )
This is improved ( ) property, known as Lot 3, Grayson Industrial Park, Nashville, Tennessee
(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

AUBREY B. HARWELL, JR., TRUSTEE

HIS HEIRS, SUCCESSORS

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 as herein stated, 1975 taxes assumed by buyer, a deed of trust recorded, Book 4128, page 723, a lease of record, Book 4128, page 695 and amended in Book 4128, page 719 and a lease between Dempster Bros. Inc., and Clark Equipment Co., dated April 15, 1964. References to Book and Page are R.O.D.C., Tn.

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

AUBREY B. HARWELL, JR., TRUSTEE, his heirs, successors

and assigns, against the lawful claims of all persons.

Witness my *hand this* 29th *day of* August, 19 75 *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

SOUTHWIND REALTY, INC.

BY: Robert M. Balch III PRESIDENT

BOOK 4947 PAGE 282

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Mary Ensley, *a Notary Public of the State and County aforesaid, personally appeared* Robert M. Balch, III, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* SOUTHWIND REALTY, 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, Tenn., *this* 29th *day of* Aug., 19 75

Mary Ensley *Notary Public*

Commission expires 4/25/76

MARY ENSLEY NOTARY PUBLIC DAVIDSON COUNTY

SEP-2 75	CONV	99,000.00				
SEP-2 75	CONV	99,000.00				
SEP-2 75	CONV	42,000.00				
SEP-2 75	S'TAX		A*	624.00		
SEP-2 75	PR'FEE		A*	.50		
SEP-2 75	W'DEED		A*	4.00	*	628.50

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37202

WARRANTY DEED

FROM
SOUTHWIND REALTY, INC.

TO
AUBREY B. HARWELL, JR.
TRUSTEE

D 13805

IDENTIF. REFERENCE

SEP 2 4 08 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE