Tax Map 26
Parcel 86

DEED BOOK 4976 PAGE 480

JOHN H. O. LaGATTA, having an address of P. O. 386, Locust Valley, New York 11560 ("Seller"), for and in consideration of the sum of $10 paid to him, the receipt of which is hereby acknowledged, does hereby bargain, sell, remise, quit claim and convey to EFH REALTY ASSOCIATES, a Tennessee limited partnership, having an office c/o E. F. HUTTON & CO., INC., 1 Commerce Square, Memphis, Tennessee 38103 ("Purchaser"), all of his right, title and interest in and to the following described property together with the buildings, improvements and fixtures thereon and hereafter erected (the "Property"):

> BEGINNING at a new concrete monument in the northwest corner of the herein described property and being in the northeasterly right of way of the L & N Railroad; thence leaving said right of way, north 77° 30' East 750.00 feet to a new concrete monument; thence north 12°30' west 275.00 feet to a new concrete monument in the southerly margin of a 60-foot private road; thence with said private road in an easterly direction along a curve to the right, having a radius of 295 feet a distance of 50.00 feet to an iron pin at the beginning of a curve to the right in said road having a radius of 275 feet; thence around said curve in a southeasterly direction 415.73 feet to a new concrete monument; thence continuing with said road south 21°23'50" east 1031.54 feet to a new concrete monument; thence leaving said road south 77°30' west 1199.14 feet to a concrete monument in the northeast right of way of L & N Railroad thence with said right of way north 12°30' west 993.50 feet to the point of beginning, containing 27.0 acres.
>
> Together with an unrestricted easement for ingress and egress over a private road shown on plan of record in Book 4660, page 111, in said Register's Office.

This Document Was Prepared By:
Baer & McGoldrick
460 Park Avenue
New York, New York 10022

Being property conveyed to Seller by deed dated May 23, 1975, intended to be recorded prior to the recording hereof in the Register's Office for Davidson County, Tennessee.

TOGETHER with all right, title and interest, if any, of Seller in and to any streets and roads abutting the Property to the center lines thereof.

TOGETHER with the appurtenances and all the estate and rights of Seller in and to the Property.

This conveyance is subject to:

1. General and special taxes which are not yet due and payable.

2. Deed of Trust to David G. Williams and Joseph S. Sims for the benefit of Shelby Funding Corporation, dated July 9, 1974, as of record in Book 4836, page 90, Register's Office for Davidson County, Tennessee, as assigned to The First National Bank of Memphis.

3. Easements as shown on the plat of Northgate Industrial Park, Section 1, recorded in Book 4660, page 111, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants recorded in Book 4836, page 43, Register's Office for Davidson County, Tennessee.

5. Right of way of the L & N Railroad as shown on the recorded plat of Northgate Industrial Park.

6. Rights of way, easements, covenants and restrictions of record, none of which prohibit the erection and use of the improvements referred to in the Property Agreement referred to in item 7 below.

7. Property Agreement, dated as of July 9, 1974, between Malone & Hyde, Inc. and Douglas C. Kramlich.

8. Assignment and Pledge, dated July 9, 1974, from Douglas C. Kramlich to The First National Bank of Memphis.

9. Construction Loan Agreement, dated July 9, 1974, between Shelby Funding Corporation and Douglas C. Kramlich.

TO HAVE AND TO HOLD the Property, together with all the appurtenances thereunto belonging or in any wise appertaining to Seller, his heirs and assigns in fee simple forever.

IN WITNESS WHEREOF, Seller has caused this Deed to be executed as of the 17th day of November, 1975.

JOHN H. O. LaGatta

FRANCES B. LaGATTA, wife of JOHN H. O. LaGATTA, joins in the execution of this Deed for purposes of conveying all her right, title and interest that she may have in the property herein described by reason of her marital status.

Frances B. LaGatta
FRANCES B. LaGATTA

STATE OF NEW YORK)
: ss.:
COUNTY OF New York)

The actual consideration or value, whichever is greater, for this transfer is $1,417,190.

Affiant

Subscribed and sworn to before me this the 17th day of November, 1975.

Rolla S. Eisner
Notary Public

My commission expires:

ROLLA S. EISNER
NOTARY PUBLIC, State of New York
No. 31-6167660
Qualified in New York County
Commission Expires March 30, 1976

[Affix Seal]

ROLLA S. EISNER NOTARY PUBLIC STATE OF NEW YORK

STATE OF NEW YORK)
: ss.:
COUNTY OF New York)

Before me, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared JOHN H. O. LaGATTA and FRANCES B. LaGATTA, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained, for the consideration therein stated, and as their free act and deed.

WITNESS my hand and Notarial Seal of office this 17th day of November, 1975.

Rolla S. Eisner
Notary Public

My commission expires:
ROLLA S. EISNER
NOTARY PUBLIC, State of New York
No. 31-6167660
Qualified in New York County
Commission Expires March 30, 1976

ROLLA S. EISNER NOTARY PUBLIC STATE OF NEW YORK

IDENTIF. REFERENCE T

DEC 3 3 49 PM '75
FELIX Z. HILSON II REGISTER
DAVIDSON COUNTY, TENN.

B 28857
D 2785?

Mail tax bills to (Person or Agency responsible for payment of taxes)
EFH Realty Associates
c/o E. F. Hutton & Co., Inc.
One Commerce Square, Memphis, Tennessee 38103

Address of new owner: same as above

Property address:

DEC-3 75 CONV * .80 1,417,150.00
DEC-3 75 S'TAX B* 3,384.72
DEC-3 75 PR'FEE B* .50
DEC-3 75 W'DEED B* 10.00 * 3,695.22