This instrument was prepared by
CRISSMAN AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

BOOK 4984 PAGE 237

File Box 3

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert M. Condra and the	SAME	
(NAME) Condra Development Company	(NAME)	133-9
(STREET ADDRESS OR ROUTE NUMBER) Third National Bank Building	(STREET ADDRESS)	1-12
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

Nashville, Tennessee 37219

For and in Consideration of the sum of TEN ($10.00) DOLLARS in hand paid and other good and valuable consideration, the receipt of which is here by ~~XXXXXXX~~ acknowledged, Horrell Realty and Investment Company, a Tennessee Partnership with Henry Horrell, Steve Horrell and Fred Horrell being all of the partners, has this day bargained and sold and does hereby transfer and convey unto Robert M. Condra and Condra Development Company, a Tennessee Corporation, with each having full power to sell, transfer and convey their respective interest in the property, it being understood by Grantees that Robert M. Condra has purchased the land only and Condra Development Company has purchased the improvements, and their rights and interest are more specifically set out in a lease agreement executed contemporaneously with this instrument in which Horrell Realty and Investment Company, a Tennessee partnership, as Lessee enters into a net lease of the premises with Robert M. Condra leasing the ground and Condra Development Company leasing the improvements on certain real estate in Davidson County, Tennessee, described as follows:

A parcel of land lying in the 6th Civil District of Davidson County, Tennessee, being described according to a survey and plat by James L. Murphy, Jr., & Company.

Said parcel being further described as being Lot 43 A-B-C on the Plan of the Resubdivision of Lot 43, Section 15, Allied Industrial Park, as of record in Book 4470, pages 95 and 96, Register's Office for said County.

xxxxxxxxxxxxxxxxx ~~have bargained and sold, and by these presents do transfer and convey unto~~ ~~the said~~ --

------------------------------------ ~~their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:~~

BEGINNING at a concrete monument on the south right-of-way of McNally Drive at the northeast corner of Lot 42 of Allied Industrial Park, Section 15, as of record in Book 4470, page 40, Register's Office for said County, said monument being further described as lying north 87° 21' west 355.48 feet along said right-of-way of McNally Drive from the northwest corner of Lot 38 on the Plan of Allied Industrial Park, Section 10, as of record in Book 4060, page 159, said Register's Office; thence with the south margin of McNalley Drive south 87° 21' east 355.48 feet to a concrete monument; thence with the west line of said Lot 38, south 2° 39' west 230.92 feet to an iron pin in the northerly margin of a 100 feet right-of-way, being the property belonging to the Louisville and Nashville Railroad Company; thence southwesterly with said northerly right-of-way line along an intercepted arch, being a part of a curve to the left, having a radius of 2914.93 feet, a delta of 1° 58' 40" and a tangent 50.31 feet, a distance of 356.48 feet to an iron pin, the southwest corner of Lot 42; thence leaving said northerly right-of-way line, north 2° 38' east 254.72 feet to the point of beginning, containing 85,015.55 square feet or 1.95, more or less acre.

Being the same property conveyed to Horrell Realty and Investment Company by deed from Seventy-Forty Corporation of record in Book 4821, page 643, Register's Office for Davidson County, Tennessee.

Land	123,000.00
Improvements	282,276.00

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 405,276.00

[signature]
Affiant

Subscribed and sworn to before me, this the 31st day of December 1973

[signature: Mary L. Chenault]
Notary Public

My commission expires My Commission Expires August 17, 19..
(Affix Seal)

MARY L. CHENAULT NOTARY PUBLIC DAVIDSON COUNTY

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unimproved ( )
This is improved (X) property, known as 477 McNalley Drive, Nashville, Tennessee 37211
(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 Robert M. Condra and Condra Development Company their *heirs and assigns, forever.*

And it *do covenant with the said* Robert M. Condra and Condra Development Company *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 as of record.

And Horrell Realty and Investment Company, a Tennessee Partnership, *do further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Robert M. Condra and Condra Development Company, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 31 *day of* Dec, *19*75, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HORRELL REALTY AND INVESTMENT COMPANY,
~~a Tennessee Partnership with~~ Henry Horrell, Steve Horrell and Fred Horrell being all of the Partners

BY: Henry Horrell
Henry Horrell

BY: Steve Horrell
Steve Horrell

BY: Fred Horrell
Fred Horrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary L. Chenault, a Notary Public in and for said County and State, the within named Henry Horrell, Steve Horrell and Fred Horrell, being all of the Partners of Horrell Realty and Investment Company, a Tennessee Partnership,

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of December, 1975.

Mary L. Chenault, Notary Public.

Commission Expires My Commission Expires August 17, 1976

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, , a Notary Public of the State and County aforesaid, personally appeared, with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as.

Witness my and seal, at office in, this day of, 19.

Notary Public

Commission Expires

WARRANTY DEED

FROM

HORRELL REALTY AND INVESTMENT COMPANY, a Tennessee Partnership

TO

ROBERT M. CONDRA and CONDRA DEVELOPMENT COMPANY

D 3 0 3 3 9

IDENTIFICATION REFERENCE

DEC 31 2 30 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 31 75 CONV * 405,276.00
DEC 31 75 S'TAX B* 1,053.78
DEC 31 75 PR'FEE B* .50
DEC 31 75 W'DEED B* 8.00 * 1,062.28

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208