This instrument was prepared by James R. Wyatt, Attorney at Law
First American Center
Nashville, Tennessee

Book 4986 PAGE 681

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. B. Rollins, Jr. et al.	SAME	133-5-80
(NAME:)	(NAME:)	
1415 Elm Hill Road		6DA-38415
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37210		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Five Hundred Eight-two Thousand and no/100-------
----------($582,000.00)---------- *DOLLARS*

of which the sum of $116,645.40 has been paid in cash by Grantees, hereinafter named, to Grantor, hereinafter named, the receipt of which is hereby acknowledged by Grantor, and for the balance $465,354.60, the Grantees have taken and accepted the property hereinafter described and conveyed to Grantees, subject to an unpaid principal balance of $465,354.60, of a certain first mortgage indebtedness, originally in the principal sum of $500,000.00, mentioned and described in that certain Deed of Trust from U. Granting Browning and G. T. Scott, partners doing business as Browning-Scott Properties, to H. R. Pancoast, Trustee, of record in Book 4383, page 328, Register's Office for Davidson County, Tennessee, said Deed of Trust and the mortgage indebtedness having been modified by a certain Modification Agreement of record in Book 4455, page 410, of said Register's Office, and the same thereafter assigned by First American Bank of Nashville, Tennessee, a National Banking Association, to The Prudential Insurance Company of America, a New Jersey Corporation, by assignment of record in Book 4455, page 409, said Register's Office,

I, Alfred Shepard, Trustee, Grantor,
have bargained and sold, and by these presents do transfer and convey unto the said C. B. Rollins, Jr., Mary Ann Devor and David L. Rollins, Grantees
their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land lying in the 6th Civil District of Davidson County, Tennessee, being Lot No. 14-C on the Plan of Allied Industrial Park, Section 14, as of record in Book 4350, page 33, Register's Office for Davidson County, Tennessee. Said Lot is described as follows:
Beginning at a point in the easterly margin of Vulcan Drive, the southwest corner of Lot No. 9 of Allied Industrial Park, Section II, as of record in Book 3700, page 63, of the Register's Office for Davidson County, Tennessee, said point being further described as a concrete monument lying south 4° 13' 30" west 336.06 feet from the centerline of Allied Drive; thence with the southerly line of the aforesaid Lot No. 9 along a curve to the right having a delta of 8° 56' 20", a tangent of 39.01 feet and a radius of 499.06 feet, a distance of 77.85 feet to a concrete monument; thence south 85° 46' 30" East 448.17 feet to an iron pin, the northwest corner of Lot 14-B of Allied Industrial Park, Section No. 11, as of record in Book 4060, page 151, of the Register's Office for Davidson County, Tennessee; thence south 4° 13' 30" west 395.00 feet to an iron pin; thence north 85° 46' 30" west 525.70 feet to a concrete monument in the east margin of Vulcan Drive; thence with said east margin north 4° 13' 30" east 388.94 feet to the point of beginning.

Being the same property conveyed to Al Shepard, Trustee, by deed from U. Grant Browning and G. T. Scott, of record in Book 4455, page 720, Register's Office for said County. The said Al Shepard and Alfred Shepard are one and the same person.

There is also conveyed herewith the easement for construction of a drainage line, and the easement and/or perpetual right-of-way to the use of the railroad spur track lying along the northerly boundary of the said property, all as fully set out and

continued on next page

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $582,000.00

Subscribed and sworn to before me, this the 6th day of January 19 76

Affiant

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

Notary Public

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

described in the attached description of said easements, which is marked as Exhibit "A" hereto and incorporated herein as fully as if set out at this point, in this deed, verbatim.

And I, Alfred Shepard, Trustee, do covenant with the said C. B. Rollins, Jr., Mary Ann Devor and David L. Rollins, that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it and the same is unencumbered, except for the Deed of Trust of record in Book 4383, page 328, modified by Modification Agreement of record in Book 4455, page 410, Assignment of Deed of Trust of record in Book 4455, page 409, Assignment of Lease, Book 4455, page 412, all of the Register's Office for Davidson County, Tennessee; and by easements shown on the Plat of Allied Industrial Park, Section 14, of record in Book 4350, page 33, said Register's Office; and by any outstanding lease agreements not of record. Also, applicable zoning restrictions, restrictions mentioned in said Deed of Trust of record in Book 4383, page 328, and as shown in the Owner's Certificate shown on said subdivision plat heretofore mentioned.

There is also conveyed and assigned, by this deed all right, interest and title of Alfred Shepard, Trustee, in and to all leases or occupancy agreements connected with said real property.

unimproved ( ) This is improved (X) property, known as 3726 Vulcan Drive, Nashville, Tennessee
(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 C. B. Rollins, Jr., Mary Devor, and David Rollins *their heirs and assigns, forever.*

And I *do covenant with the said* C. B. Rollins, Jr., Mary Devor, and David Rollins *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as above set out.

And I, Alfred Shepard, Trustee *do further covenant and bind* myself, my successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* C. B. Rollins, Jr., Mary Devor, and David Rollins *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 2nd *day of* January, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Alfred Shepard, Trustee

By Easement Agreement in document of record in Book 4455, page 414, said Register's Office, dated October 15, 1970 and recorded October 28, 1970, an easement was granted to U. Grant Browning and G. T. Scott, partners doing business as Browning-Scott Properties, being a permanent easement for construction and maintenance of a drainage line along the southeasterly boundary of the property owned by Keystone Properties, and being the northeast corner of Reserved Parcel "A" on the Plan of Allied Industrial Parks, Section V, as of record in Book 3842, page 175, Register's Office for Davidson County, Tennessee, described according to a survey by James L. Murphy, Jr., Surveyor, dated September 10, 1968, and being more particularly described in said instrument as follows:

> "Beginning at an iron pin the in southwesterly corner of the Grantor's property, said point being the southeasterly corner of Lot 14-C as shown on the subdivision of Allied Industrial Park, Section 2, of record in Book 4350, page 33, Register's Office for Davidson County, Tennessee; thence north 4 degrees 13' 30" East, 109.6 feet to a point; thence south 85 degrees 46' 30" East, 8 feet to a point; thence south 4 degrees 13' 30" West 109.6 feet to a point; thence north 85 degrees 46' 30" West 8 feet to the point of beginning.
>
> Being a part of the property conveyed to the Grantor by deed of record in Book 4369, page 646, Register's Office for Davidson County, Tennessee.
>
> "The purpose of this instrument is to grant an easement for the construction and maintenance of a drainage line as described above, to the Grantee.
>
> "To have and to hold said drainage easement to the said U. Grant Browning and G. T. Scott, partners doing business as Browning-Scott Properties, their heirs, successors and assigns forever. It is further agreed that the right and easement hereby granted is appurtenant to and runs with the land now owned by the Grantees

Easement Agreement of record in Book 4455, page 416, said Register's Office, dated the 21st day of April, 1970, from Keystone Properties in favor of said Browning-Scott Properties granting to it an easement as follows:

> "a permanent easement and/or perpetual right-of-way to the use of the railroad spur track lying along the northerly boundary of Grantor's property, being land in the 6th Civil District of Davidson County, Tennessee, being the northeast corner of Reserved Parcel "A" on the Plan of Allied Industrial Parks, Section V, as of record in Book 3842, page 175, Register's Office for said County, described according to a survey made by James L. Murphy, Jr., Surveyor, dated September 10, 1968, more fully described by deed of record in Book 4369, page 646, Register's Office for Davdison County, Tennessee.

EXHIBIT "A"--Continued

"The purpose of this instrument is to grant an easement and/or right-of-way, as described above, to the Grantees for the free and unrestricted use of said railroad spur track in order that permanent access by rail may be had to the property of Grantees, which adjoins and lies immediately west of the Grantor's property. Grantor agrees that the right of ingress and egress by Grantees, their agents, heirs and assigns, as well as by railroad cars, locomotives and employees of the railroad company, shall in no way be hindered or restricted by said Grantors, their agents, employees, heirs or assigns.

"To have and to hold said easement and/or perpetual right-of-way to the said U. Grant Browning and G. T. Scott, partners doing business as Browning-Scott Properties, their heirs, successors and assigns forever, I, J. M. Grissim, General Partner, of Keystone Properties, a limited partnership, do hereby convenant that I am lawfully seized and possessed of said property and have the right to convey it. It is further agreed that the right and easement hereby granted is appurtenant to and runs with the land now owned by the Grantees."

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4986 PAGE 685

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, the within named Alfred Shepard, Trustee

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

Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 19 76.

Mary Ensey
Notary Public.

Commission Expires 4/25/76.

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

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 hand and seal, at office in, this day of, 19.

Notary Public

Commission Expires.

BOOK 4966 PAGE 686

1-8-76 Co. 582,000.00
St 1,513.20
Rec 50
W. Deed 12.00
Total 1,525.70

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
ANDERSON-TULLY BLDG.
NASHVILLE, TENN. 37203

WARRANTY DEED

FROM
Alfred Shepard, Trustee

TO
C. B. Rollins, Jr. et al.

D 31350

IDENTIF. REFERENCE

JAN 8 2 48 PM '76

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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