BOOK 5039 PAGE 329

WARRANTY DEED

Prepared By:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
METROPOLITAN INDUSTRIAL PARK, INC. (NAME)	SAME (NAME)	107
Suite 120, Nashville House (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	2
Nashville, Tennessee 37228 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Pid

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00)----------

---------- *Dollars,*

cash in hand paid and other good and valuable consideration, receipt of all of which is hereby acknowledged, the undersigned, EAST PARK, a joint venture, through its general partner and duly authorized representative, Robert J. Baltz,

has does
~~has~~ *this day bargained and sold, and* ~~do~~ *hereby transfer and convey unto the said* METROPOLITAN INDUSTRIAL PARK, INC.

its

(successors), ~~heirs~~ *and assigns,*

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

SEE EXHIBIT "A" WHICH IS ATTACHED HERETO AND INITIALED BY THE AUTHORIZED SIGNATORY.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 135,000.00

Subscribed and sworn to before me, this the 25th day of June 19 76

Affiant

My commission expires: 2-6-77 (Affix Seal)

Notary Public

This is unimproved (X) ( ) property, located off Elm Hill Pike, Nashville, Davidson County, 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

METROPOLITAN INDUSTRIAL PARK, INC., its

(successors),

~~heirs~~ *and assigns forever.* Grantor ~~Covenant That~~ it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for easements and encumbrances of record; taxes for the current year having been pro-rated and assumed by Grantee

Grantor *further covenant* ~~and~~ binds itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to said real estate to said* METROPOLITAN INDUSTRIAL PARK, INC., its

(successors), ~~heirs~~ *and assigns, against the lawful claims of all persons.*

Witness my ~~our~~ *hand this* 25 *day of* June, 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.*

EAST PARK, a joint venture

BY: Robert J. Baltz, general partner and duly authorized representative

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, ... *, a Notary Public in and for said County and State,* .....

..... *the within named 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 ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Lois Yates *, a Notary Public of the State and County aforesaid, personally appeared* ROBERT J. BALTZ *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* general partner *and* duly authorized ~~xxxxx~~ representative of East Park, a joint venture *, the within named bargainor,* ~~xxxxxxxxxx~~ *and that* he *as such* general partner *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the* ~~xxxxxxxxx~~ partnership *by* him *self as* general partner and authorized representative.

Witness my hand and seal, at office in Nashville, Tennessee *, this* 24th *day of* June *, 19* 76.

Lois Yates *Notary Public*

Commission expires 2-14-77

JUN 25 76 CONV * .@ 1,150,000.00
JUN 25 76 S'TAX B*2,990.00
JUN 25 76 PR'FEE B* .50
JUN 25 76 W'DEED B* 6.00 * 2,996.50

WARRANTY DEED

FROM

EAST PARK

TO

METROPOLITAN INDUSTRIAL PARK, INC.

D 5 5 5 1 8

IDENTIFICATION REFERENCE

JUN 25 2 09 PM '76

REGISTER

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Land in the 3rd Civil District of Davidson County, Tennessee, and being Lots 1 and 2 on the unrecorded plan of Joe Todd's Subdivision, together with a large tract of land lying to the south and west thereof, described together according to a survey of G. Barry Greer and Associates, dated May 12, 1972, as follows:

BEGINNING at an iron pin in the northerly margin of I-40, said iron pin being the northeasterly intersection of I-40 and Dabbs Avenue; thence with the northeasterly margin of said Avenue, North 47° 51' West 553.68 feet to an iron pin; thence South 42° 09' West 16.5 feet to an iron pin; thence around a curve with a radius of 230.72 feet northwesterly, a distance of 169.05 feet to an iron pin; thence North 5° 52' west 78.65 feet to a railroad spike; thence North 23° 46' east 226.33 feet to an iron pin; thence around a curve with a radius of 994.93 feet northeasterly a distance of 316.19 feet to an iron pin; thence continuing with the southeasterly margin of Elm Hill Pike North 21° 27' East 348.02 feet to an iron pin; thence leaving said Pike and running with an old fence line, South 86° 05' 27" East 853.31 feet to an iron pin; thence continuing with said fence, South 87° 15' 04" East 715.19 feet to a corner post; thence North 05° 03' 01" East 698.50 feet to an iron pin pin; thence South 89° 18' 40" East 206.22 feet to an iron pin in a creek; thence with the means of said creek as it meanders, North 21° 11' 02" West 495.52 feet to an iron pin in the southerly margin of Elm Hill Pike; thence with the margin of said Pike, North 81° 52' East 227.99 feet to an iron pin said iron pin being common front corners of Lots 2 and 3 of Joe Todd's Subdivision, not of record; thence with the common line between said two lots, South 14° 53' 06" East 546.35 feet to an iron pipe by a 14" Hackberry Tree; thence with an old fence line the following calls and distances: South 62° 12' 19" East 399.91 feet to an iron pin; thence South 60° 23' 11" East 500 feet to an iron pin; thence South 67° 15' 40" East 138.33 feet to an iron pin in the northwesterly corner of Thomas K. Sander's property, of record in Book 4371, page 595, Register's Office for said County; thence with Sander's westerly line, South 02° 02' West 62.03 feet to a right of way monument in the northwesterly margin of Briley Parkway; thence with the margin of said Parkway, South 47° 38' 29" West 1,264 feet to a right of way monument in the northwesterl margin of Interstate I-40; thence with the margin of said interstate highway, South 72° 0 " West 1,038 feet to a 48" Hackberry Tree; thence continuing with said right of way, uth 75° 12' 36" West 918 feet to the point of beginning, containing 79.81 acres, more or less.

BEING the same property conveyed to East Park, a joint venture, by deed from First American National Bank of Nashville, as Executor under the will of Will Andrew Strasser, of record in Book 4790, page 360, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM is that portion of the property conveyed to Bassel E. Taylor, by deed from East Park, a Joint Venture, of record in Book 4842, page 901, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot One on the Plan of Airway Parks, Section I, a plan of which is of record in Book 4715, page 134, Register's Office for said County, described as follows:

Beginning at a monument in the southerly margin of Elm Hill Pike, said monument being in the westerly margin of a 100 foot Tennessee Valley Authority easement; thence with said easement, South 70° 46' East, 425.00 feet to a point; thence South 53° 09' 05" West 390.60 feet to a point; thence North 29° 12' west 164.49 feet to a point; thence north 62° 38' 54" West, 99.68 feet to a point in the southerly margin of Elm Hill Pike; thence with said margin, along a curve to the left having a central angle of 6° 44' 49", a radius of 994.93 feet, 117.16 feet to a point; thence continuing with said margin North 21° 27' East, 84.45 feet to the point of beginning, containing 2.00 acres, more or less.

EXHIBIT "A"

["STRASSER FARM"]