This instrument prepared by:
Don L. Smith, Attorney
Home Federal Tower
Nashville, Tennessee 37202

BOOK 5052 PAGE 45

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lawrence F. McNamara (NAME:)	same (NAME:)	106-14
900 Boston Turnpike (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	178
Shrewsburg, Massachusetts (CITY) (P. O. ZONE) (STATE)	same (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 ($10.00)---------- *DOLLARS*
cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged,

JUL29'76 CONV 90,000.00
JUL29'76 CONV 25,000.00
JUL29'76 S'TAX B* 299.00
JUL29'76 PB'FEE B* .50
JUL29'76 W'DEED B* 6.00 * 305.50

D 6 0 8 4 5

IDENTIF. REFERENCE

JUL 29 3 55 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Management Investment Associates, a partnership, has
have bargained and sold, and by these presents do transfer and convey unto
the said Lawrence F. McNamara, Trustee of Towtaid Realty Trust,
his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of the 2nd Revised Plat of Lots Nos. 31 and 32 of the Plan of Commercial Park South, as of record in Book 4860, page 7, Register's Office for said County, and reference is hereby made for a more complete and accurate description.

Being part of the property conveyed to Management Investment Associates, a general partnership composed of Joe M. Rodgers, A. C. Mifflin, III and J. L. Cargile, by deed from Louise Patterson Young and Wilma Patterson Tucker, of record in Book 4662, page 481, Register's Office for said County.

This conveyance is subject to the following:

A ten-foot easement for public utilities along the easterly line of premises, a 20-foot easement for public utilities along the southerly line of premises, and drainage and anchor easement located on premises, and conditions of owner's certificate, as shown on plan of record in Book 4860, page 7, Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County,

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $15,000.00
Affiant
Subscribed and sworn to before me, this the 27th day of July, 1976
My commission expires: My Commission Expires Sept. 8, 1979 (Affix Seal)
Notary Public
NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Tennessee, by Louise P. Young, et al., across premises as set out in instrument of record in Book 4260, page 652.

unimproved ( )
This is improved (X) property, known as ..... (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 Lawrence F. McNamara, Trustee of Towtaid Realty Trust, his *heirs and assigns, forever.*

And it does ~~do~~ *covenant with the said* Lawrence F. McNamara, Trustee of Towtaid Realty Trust, *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 for 1976 taxes which are prorated and assumed by Grantee and as otherwise noted herein.

And it does ~~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* Lawrence F. McNamara, Trustee of Towtaid Realty Trust *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 19TH *day of* July, 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.*

MANAGEMENT INVESTMENT ASSOCIATES, a partnership

By: Joe M. Rodgers
Joe M. Rodgers, Partner

By: A. C. Mifflin
A. C. Mifflin, III, Partner

By: J. L. Cargile
J. L. Cargile, Partner

By: John C. Jenkins
John C. Jenkins, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Mary Margaret Haeupple, *a Notary Public of the State and County aforesaid, personally appeared* Joe M. Rodgers, A. C. Mifflin, III, and John C. Jenkins, Jr. and J. L. Cargile, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *self to be* General Partners *of the* a partnership, Management Investment Associates, *, the within named bargainor, ~~a corporation~~, and that* they *he as such* General Partners *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~corporation~~* partnership *by* themselves *self as* General Partners.

Witness my hand and seal, at office in Nashville, Tennessee, Davidson County, *this* 19TH *day of* July, 1976.

Mary Margaret Haeupple
Notary Public

Commission Expires My Commission Expires Oct. 24, 1979.

MARY MARGARET HAEUPPLE NOTARY PUBLIC