BOOK 5103 PAGE 339

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Malja Corporation	Same	94-5 PAR. 111
c/o McLean Trucking Company		2pp. 68821
P. O. Box 213, Winston Salem, N. C. 27102		
Attention: Real Estate Dept.		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and sufficient consideration, the receipt of all of which from Malja Corporation is hereby acknowledged, MARYLAND REALTY COMPANY, a Tennessee corporation, has this day bargained and sold and does hereby transfer and convey unto the said MALJA CORPORATION, a North Carolina corporation, its successors, and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 38A on the Revision of Lots 38A and 38C, Resubdivision of Section 8, Visco Industrial Subdivision, of record in Book 5060, page 74, Register's Office for said County, more particularly described as follows:

Beginning at a point in the north margin of Visco Drive, the southeast corner of Section 1, Visco Industrial Subdivision; thence N.15° 08' W. 1112.50 feet to a point in the low waterline of the Cumberland River; thence, with the Cumberland River, N. 67° 23' E. 374.89 feet to a point; thence, S. 17° 45' 35" E. 1162.56 feet to a point in the north margin of Visco Drive; thence S. 74° 52' W. 424.97 feet with Visco Drive to the point of beginning.

Being part of the same property conveyed to Maryland Realty Company by deed from Board of Publication of the Methodist Church, Inc., an Illinois corporation, of record in Book 4732, page 998, Register's Office for said County.

This conveyance and the convenants and warranties are subject to the following encumbrances:

1. A Plan of record in Book 5060, page 74, said Register's Office, shows a 50-foot minimum building setback from Visco Drive and easement for sanitary sewers along the front of said lot, a flowage easement for Cheatham Dam along the northerly line and a 60-foot drainage easement for Brown's Creek along the westerly margin of said lot, and a note stating that each and every lot to be served by sanitary sewers. Detail plans of sewers on file in the Department of Water and Sewerage Services, a minimum first floor elevation to be 418.1 M.S.L. (Flood of record adjusted for Percy Priest Dam, and minimum roadway elevation to be 414 which is below record flood.

2. Easement for the high and low water mark of the Cumberland River.

3. Restrictive covenants of record in Book 4218, page 237, said Register's Office, except Paragraph 9 thereof which said paragraph was waived in the deed to Board of Publication of the Methodist Church of record in Book 4325, page 646, said Register's Office.

4. Right-of-way easement granted by Maryland Realty Company to Colonial Pipe Line Company of record in Book 4961, page 888, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 343,400.00.

Affiant

Subscribed and sworn to before me this the 5th day of JANUARY, 1977.

Notary Public

My commission expires: 4/21/80

NOTARY PUBLIC AT LARGE

This instrument was prepared by [illegible]
14th Floor American Trust Building, Nashville, Tenn. 37201

This is unimproved property, known as Visco Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said MALJA CORPORATION, its successors and assigns forever.

MARYLAND REALTY COMPANY covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as stated above.

MARYLAND REALTY COMPANY further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said MALJA CORPORATION, its successors and assigns, against the lawful claims of all persons, except as stated above.

IN WITNESS WHEREOF, MARYLAND REALTY COMPANY, a corporation, has caused its name to be signed hereto by its duly authorize officer on this 5th day of January, 1977.

MARYLAND REALTY COMPANY

By Mary Greenlaw Coble
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said County and State, personally appeared Mary Greenlaw Coble, with whom I am personally acquainted and who, upon oath, acknowledged herself to be President of Maryland Realty Company, the within named bargainor, a corporation, and that she as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by herself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 5th day of January, 1977.

Mary Ensey
Notary Public

MARY ENSEY NOTARY PUBLIC AT LARGE TENNESSEE

My commission expires:

4/21/80

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JAN 5 3 54 PM '77

INDEXED REFERENCE

JAN-5	CONV	*	@ 343.40		
JAN-5	S'TAX		@* 392.8		
JAN-5	R'FEE		@* .50		
JAN-5	W'DEED		@* 4.00	*	897.34

This instrument was prepared by LOWE WATKINS, Attorney
14th Floor American Trust Building, Nashville, Tenn. 37201