BOOK 5175 PAGE 714

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grossman & Frank	SAME	
c/o Investment Properties (NAME)	(NAME)	71
1515 Patterson Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	13-2
Dallas, Texas 75202 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, R. C. Mathews Contractor, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grossman & Frank, a partnership composed of Irwin Grossman and Jerome J. Frank

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being a parcel of land in the 8th Civil District of Davidson County, Tennessee bounded on the east by the Cumberland River and being Lot 5, Section 5 of Cumberland Bend Business Park, as of record in Book 5060, page 93, Register's Office for Davidson County, Tennessee described as follows:

BEGINNING at a point, N 27° 14' 31" W, 808 feet, more or less, from the north margin of Great Circle Road, the northwest corner of Ambrose Printing Company property; thence N 27° 14' 31" W, 253.65 feet to a point; thence, N 62° 45' 29" E, 518.48 feet to the low waterline of the Cumberland River, thence with the low waterline, S 33° 15' E, 255.05 feet to a point; thence S 62° 45' 29" W, 545.18 feet to the point of beginning, containing 3.10 acres, more or less.

Being the same real property conveyed to R. C. Mathews, Contractor, Inc., by deed of MetroCenter Properties, a partnership, of record in Book 5175, page 711, Register's Office for Davidson County, Tennessee.

This conveyance of this property is subject to the terms, provisions, covenants, conditions, easements, rights established and establishing lien for expenses of administration and of maintenance and repairs of common and joint accesses and easements as contained in the Master Deed recorded in Book 5028, page 333, said Register's Office and First Amendment of Master Deed as recorded in Book 5035, page 972, said Register's Office.

Recorded plans shows a 25-foot common access and public utility easement, a 50-foot common access and public utility easement, a 50-foot easement for railroad lead track, a 15-foot Colonial Gas line easement, a 20-foot sanitary sewer easement, Cheatham Dam Flowage easement, easement for city maintenance of levee and riverfront and restrictions filed for record in Book 4829, page 722, said Register's Office.

unimproved ( )
This is improved ( ) property, known as (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand ~~its~~ this 26th day of July, 19 77

R. C. MATHEWS, CONTRACTOR, INC.

BY: Robert C. H. Mathews / pres

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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__.

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, W. Fred Williams, a Notary Public within and for the State and County aforesaid, personally appeared R.C. Mathews and _____, with whom I am personally acquainted and who upon (his oath, ~~their several oaths~~) acknowledged (himself, ~~themselves~~) to be the President ~~and~~ _____ ~~respectively~~ of the R. C. Mathews, Contractor, Inc., the within named bargainor, a corporation, and that (he, ~~they~~) as such ~~and~~ President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said R. C. Mathews as such President, ~~and attesting the same by the said _____ as such _____~~.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 26th day of July, 1977

My Commission Expires: 6/28/81

W Fred Williams
Notary Public

WARRANTY DEED

FROM

TO

E 16541

IDENTIF. REFERENCE

JUL 26 2 21 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

JUL 26 77	CONV	86,000.00		
JUL 26 77	S'TAX		B* 223.60	
JUL 26 77	PR'FEE		B* .50	
JUL 26 77	W'DEED		B* 4.00	* 228.10

STATE OF Tennessee)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 86,000.00

Subscribed and sworn to before me this 26th day of July, 1977

My Commission Expires: 6/28/81

Notary Public