This instrument prepared by
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

(CORPORATE FORM)

BOOK 5205 PAGE 505

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jaco, Inc.	Jaco, Inc.	Map 93-13
(NAME)	(NAME)	
955 Overton Lea Road	955 Overton Lea Road	Parcels 152,
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37220	Nashville, Tn. 37220	153 and 154
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of One Hundred Ten Thousand and No/100 ---------- ($110,000.00) ---------- *Dollars,*

cash in hand paid by Jaco, Inc., the receipt of which is hereby acknowledged,

M C A Inc., a Delaware corporation

has bargained and sold, and does hereby transfer and convey unto the said

Jaco, Inc., a Kansas corporation, its

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

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

Being the southerly 42 feet front and 39.1 feet rear of Lot No. 58 and all of Lot No. 59 on the Plan of Sigler's Addition, as of record in Plan Book 1, page 4, Chancery Court at Nashville, described according to a survey made by James A. Hamilton, Jr., Surveyor, dated August 15, 1968, as follows:
Beginning at a cut in the sidewalk at the northeast intersection of 16th Avenue South and South Street; thence with the margin of 16th Avenue South, northwardly 128 feet; thence eastwardly 164.9 feet to the westerly margin of an alley; thence with the margin of same, southerly 125.1 feet to an iron pin in the northerly margin of South Street; thence with the margin of South Street, westerly 163.4 feet to the beginning.
Being part of the property conveyed to M C A Inc. by deed from Tasco Developing and Building Corporation and John W. Tawney and wife, Edith E. Tawney, of record in Book 4264, page 983, Register's Office for said County.

Excepting and reserving unto the grantor, its successors and assigns, the sole and exclusive right to ten (10) parking spaces located on the southerly 42 feet front and 39.1 feet rear of Lot No. 58 hereinabove mentioned for the use of the said grantors other lands adjoining the same.

STATE OF ~~TENNESSEE~~ CALIFORNIA
COUNTY OF ~~DAVIDSON~~ LOS ANGELES

The actual consideration or value whichever is greater, for this transfer is $ 110,000.00

Subscribed and sworn to before me, this the 2nd day of September 19 77.

Affiant Harold M. Haas, Treasurer

My commission expires: (Affix Seal) OFFICIAL SEAL JOAN E. OSTERHOUT Notary Public - California Principal Office in Los Angeles County My Commission Expires January 3, 1979

Notary Public Joan E. Osterhout

This is improved ( ) property known as (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 Jaco, Inc., its

(successors),

~~heirs~~ and assigns forever. Grantor 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 for taxes for 1977 which are prorated and assumed by grantee.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Jaco, Inc., its

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

Witness my *hand this* 2nd *day of* September *19* 77, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

M C A INC.

By Harold M. Haas
Harold M. Haas, Treasurer

STATE OF ~~TENNESSEE~~ } CALIFORNIA
COUNTY OF ~~XXXXXXXX~~ } LOS ANGELES

Before me, Joan E. Osterhout, *a Notary Public of the State and County aforesaid, personally appeared* Harold M. Haas, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Treasurer *of the* M C A Inc., *the within named bargainor, a corporation, and that* he *as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* Treasurer.

Witness my hand and seal, at office in Universal City, California, *this* 2nd *day of* September, 19 77.

Joan E. Osterhout *Notary Public*

Commission expires January 3, 1979

OFFICIAL SEAL
JOAN E. OSTERHOUT
Notary Public - California
Principal Office in
Los Angeles County
My Commission Expires January 3, 1979.

G-232536

WARRANTY DEED

FROM

M C A Inc.

TO

Jaco, Inc.

E 29492

IDENTIF. REFERENCE

OCT 4 4 04 PM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

OCT-4-77	CONV	90,000.00			
OCT-4-77	CONV	20,000.00			
OCT-4-77	S'TAX		B*	286.00	
OCT-4-77	PR'FEE		B*	.50	
OCT-4-77	W'DEED		B*	4.00	* 290.50

Compliments of

Guaranty Title

Office of

Chicago Title Insurance Company

American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE