WARRANTY DEED BOOK 5244 PAGE 363

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMB
Cronus-ABC, Inc.	c/o John K. Sterling, Esq. WYNNE & JAFFE	Map 128-72
P.O. Drawer A	1000 LTV Tower Dallas, TEXAS 75201	Map 128-77
Eufala, Ala. 36027		Map 142-21

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable considerations, the receipt of which is hereby acknowledged, American Buildings Company, a Delaware corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Cronus-ABC, Inc., a Delaware corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

SEE ATTACHED EXHIBIT A INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title, and interest thereto belonging to the said Grantee, its successors and assigns, forever, and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself; its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 call genders.

WITNESS my hand this 30th day of December, 1977.

ATTEST:

Asst. Sec'y

AMERICAN BUILDINGS COMPANY

BY:

President

AMERICAN BUILDINGS CORPORATE SEAL DELAWARE

STATE OF GA)

COUNTY OF FULTON)

BOOK 5244 PAGE 364

Before me, JUDITH A. BREESE, a Notary Public within and for the State and County aforesaid, personally appeared J. D. Murphy, Jr. and Marvin H. Shoaf, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Asst. Secretary, respectively of the American Buildings Company, the within named bargainor, a corporation, and that they as such President and Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said J. D. Murphy, Jr. as such President, and attesting the same by the said Marvin H. Shoaf as such Asst. Secretary.

WITNESS my hand and official seal at office at Atlanta, Ga. on this 30 day of December, 1977.

JUDITH A. BREESE NOTARY PUBLIC GEORGIA, STATE AT LARGE

Judith A. Breese
NOTARY PUBLIC

My Commission Expires: Dec 1981

E 4661

JAN 18 10 05 AM '78

IDENTIF. REFERENCE

STATE OF GA)

COUNTY OF FULTON)

The actual consideration or value, whichever is greater, for this conveyance is $800,000.00.

Subscribed and sworn to before me this 30 day of Dec, 1977.

JUDITH A. BREESE NOTARY PUBLIC GEORGIA, STATE AT LARGE

J. D. Murphy Jr.
AFFIANT

Judith A. Breese
NOTARY PUBLIC

My Commission Expires: Dec 1981

JAN 18 78 CONV * 800,000.00
JAN 18 78 S'TAX B* 2,080.00
JAN 18 78 PR'FEE B* .50
JAN 18 78 W'DEED B* 14.00 * 2,094.50

EXHIBIT A

BOOK 5244 PAGE 365

Being three (3) tracts of land in the Ninth Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Tract I

Bounded on the south partly by U.S. Highway 70-S, on the west partly by Belle Forest Apartments, and Old Hickory Boulevard, and on the north partly by West Meade Farms Subdivision and being more particularly described as follows:

Beginning at the point of intersection of the northerly margin of U.S. Highway 70-S, and the easterly line of Belle Forest Shopping Center of record in Book 4175, Page 124, Register's Office of Davidson County;

Thence, leaving said Highway 70-S with said shopping center line N 25° 13' W, 469.6 feet to the southeast corner of the Subdivision of Belle Forest Commercial Area, of record in Book 4885, Page 81, Register's Office of Davidson County;

Thence, with said subdivision N 31° 43' E, 251.8 feet to a southeast corner of the land of Belle Forest Apartments;

Thence, with the easterly line of said Belle Forest Apartments of record in Book 4561, Page 539, R.O.D.C. as follows:

N 27° 48' E, 529.22 feet to a point;
N 34° 10' E, 465.0 feet to a point;
N 23° 24' E, 450.0 feet to a point;
N 47° 21' E, 520.0 feet to a point;
N 30° 31' E, 330.0 feet to a point;
N 38° 31' E, 400.0 feet to a point;
N 33° 30' E, 360.0 feet to the northeast corner of said apartments;

Thence, with the northerly line of said apartments N 57° 34' W, 91.5± feet to a corner of the "BG" property;

Thence, with said "BG" property N 40° 57' E, 300.0± feet to a point;

Thence, with the easterly line of "BG" property N 49° 03' W, 803.5± feet to a point;

Thence, with the northerly line of said "BG" property S 86° 21' W, 1,796.9± feet to the easterly margin of Old Hickory Boulevard;

Thence, with said margin N 03° 39' W, 785.1 feet to a point;

Thence, N 86° 21' E, 10.0 feet to a point;

Thence, N 03° 39' W, 100.0 feet to a point;

Thence, continuing with said margin with a curve to the left 256.96 feet to a point, said curve having a radius of 1,472.40 feet, a central angle of 10° 00', and a tangent distance of 128.82 feet;

Thence, N 76° 21' W, 10.0 feet to a point;

Thence, with a curve to the left 408.38 feet to a point, said curve having a radius of 1,462.40 feet, a central angle of 16° 00', and a tangent distance of 205.53 feet;

Thence, N 60° 21' E, 5.0 feet to a point;

Thence, with a curve to the left 204.89 feet to a point, said curve having a radius of 1,467.40 feet, a central angle of 8° 00', and a tangent distance of 102.61 feet;

Thence, N 52° 21' E, 20.0 feet to a point;

Thence, with a curve to the left 207.68 feet to point, said curve having a radius of 1,487.40 feet, a central angle of 8° 00', and a tangent distance of 104.01 feet;

Thence, S 44° 21' W, 25.0 feet to a point;

Thence, with a curve to the left 88.91 feet to a point, said curve having a radius of 1,462.40 feet, a central angle of 3° 29', and a tangent distance of 44.47 feet;

Thence, N 49° 08' W, 366.5 feet to a point;

Thence, N 40° 52' E, 40.0 feet to a point;

Thence, with a curve to the right 17.37 feet to the intersection of said margin of Old Hickory Boulevard with the south line of Sam Davis Bell's property, said curve having a radius of 1,362.40 feet, a central angle of 0° 43' 52", and a tangent distance of 8.69 feet;

Thence, leaving said margin of Old Hickory Boulevard and with Bell's Line S 86° 09' E, 1,387.9 feet to a White Oak in fence;

Thence, S 88° 40' E, 1,608.8 feet with said Bell and P. A. Cartwright's south line to a point at said Cartwright's southeast corner;

Thence, N 5° 14' E, 688.3 feet with said Cartwright's east line to a point in the south boundary of West Meade Farms Subdivision;

Thence, with said West Meade Farms Subdivision as follows:

S 68° 28' E, 165.9 feet to a point;
N 82° 46' E, 255.2 feet to a point;
N 75° 56' E, 121.6 feet to a point;
S 25° 52' E, 25.9 feet to a point;
S 60° 14' E, 171.3 feet to a point;
S 51° 34' E, 255.8 feet to a point;
S 64° 17' E, 295.3 feet to a point;
S 25° 29' E, 313.7 feet to a point;
S 55° 27' E, 141.8 feet to a point;
S 58° 39' E, 373.7 feet to a point;
S 46° 20' E, 632.7 feet to a point;
S 50° 40' E, 125.0 feet to a point in said subdivision boundary and a corner to A. T. Levine, Jr.

Thence, with said Levine's property as follows:

S 64° 16' W, 845.3 feet to a point;
S 38° 24' W, 200.8 feet to a point;
S 17° 08' W, 351.1 feet to a point;
S 5° 30' W, 273.3 feet to a point;
S 32° 12' W, 408.2 feet to a point;
S 20° 7' W, 1,592.3 feet to a point, a corner to said Levine and H. W. Wells;

Thence, with Wells' line as follows:

N 61° 16' W, 401.8 feet to a point;
S 56° 27' W, 392.9 feet to a point;
S 35° 57' W, 315.7 feet to a point;
S 64° 26' W, 206.4 feet to a point;
S 21° 50' W, 47.0 feet to a point;

Thence, with said Wells, William Davis and A. H. Storie's line, S 2° 27' W, 1,270.5 feet to the northerly margin of U.S. Highway 70-S;

Thence, with said margin as follows:

S 64° 47' W, 343.0 feet to a point;
N 25° 13' W, 40.0 feet to a point;
S 64° 47' W, 550.0 feet to a point;
S 25° 13' E, 40.0 feet to a point;
S 64° 47' W, 162.0 feet to the point of beginning.

Included in the above description, but excluded herein, is a parcel of land known as James Robertson Home Site and being generally described as follows:

Beginning at a point in the easterly margin of Old Hickory Boulevard, said point being 5,248± feet north of the northerly margin of U.S. Highway 70-S;

Thence, with said easterly margin of Old Hickory Boulevard with a curve to the left 222.59 feet to a point, said curve having a radius of 1,472.40 feet, a central angle of 08° 39' 44" and a tangent distance of 111.51 feet;

Thence, S 76° 21' E, 10.00 feet to a point;

Thence, continuing with said margin with a curve to the left 167.29 feet to a point, said curve having a radius of 1,462.40 feet, a central angle of 6° 33' 15" and a tangent distance of 83.73 feet;

Thence, leaving said margin N 41° 59' E, 107.87 feet to a point;

Thence, N 08° 33' E, 214.71 feet to a point;

Thence, N 16° 52' E, 120.00 feet to a point;

Thence, N 84° 09' E, 174.35 feet to a point;

Thence, S 41° 14' E, 242.31 feet to a point;

Thence, S 10° 53' E, 168.49 feet to a point;

Thence, S 47° 09' W, 143.46 feet to a point;

Thence, S 46° 52' W, 120.00 feet to a point;

Thence, S 38° 15' W, 350.01 feet to the easterly margin of Old Hickory Boulevard, the point of beginning.

Said excluded parcel contains 5.09 acres, more or less, leaving a net area of 270.9 acres, more or less, in the above described Tract I.

TRACT II

Beginning at a point in the west margin of Old Hickory Boulevard said point being in the north line of John C. Beasley's property;

Thence, N 84° 53' W, 1,073.2 feet with said Beasley's north line to a point in the east boundary of E. H. Duncan's property;

Thence, N 6° 25' E, 1,080.6 feet along the east boundaries of said Duncan, Victor T. Forte, Jr., and Metropolitan Government to a point in said line of the Metropolitan Government property;

Thence, with said Metropolitan Government line as follows:

N 56° 45' E, 369.0 feet to a point;
N 55° 45' E, 100 feet to a point;
N 35° 45' E, 294.5 feet to a point in the west margin of Old Hickory Boulevard;

Thence, with said margin of Old Hickory Boulevard as follows:

Southeasterly 238.3 feet with a curve to the right having a radius of 1,387.4 feet to a point;
N 60° 21' E, 15 feet to a point;
Southeastwardly 636.4 feet with a curve to the right having a radius of 1,402.4 feet to a point;
S 3° 39' E, 500 feet to a point;
S 86° 21' W, 5 feet to a point;
S 3° 39' E, 200 feet to a point;
N 86° 21' E, 5 feet to a point;
S 3° 39' E, 175.9 feet to the point of beginning.

Containing 29.44 acres, more or less.

Tract III

Beginning at a point at the intersection of the west margin of Old Hickory Boulevard with the east boundary line of John C. Beasley, et ux, as of record in Book 3314, Page 191, R.O.D.C., said point being 30 feet west of the centerline of Old Hickory Boulevard and 3,743.3± feet north of the north margin of U.S. Highway 70-S as measured along the west margin of said Old Hickory Boulevard;

Thence, with the west margin of Old Hickory Boulevard as follows:

Southeastwardly with a curve to the left having a radius of 1,462.4 feet, 506.6 feet to a point;
S 29° 52' E, 422.1 feet to a point;
Southeasterly with a curve to the right having a radius of 1,402.4 feet, 97.1 feet to a point;

Thence, S 73° 20' W, 315.3 feet to a point;

Thence, S 78° 59' W, 202.4 feet to a point in the east line of said Beasley;

Thence, N 3° 58' E, 1,057.3 feet with said Beasley's east line to the point of beginning.

Containing 5.38 acres, more or less.

Being the same property conveyed to American Buildings Company by Quitclaim Deed from Martin E. Simmons, Trustee of record in Book 5123, page 505, Register's Office for Davidson County, Tennessee.

In addition to the foregoing real property, Grantor hereby transfers and conveys unto Grantee, its successors and assigns, all of Grantor's rights in the hereinafter described easements:

EASEMENT I

That certain easement for utilities, roadway, street, driveway, ingress and egress purposes as set forth in Article 5.02 of that instrument of record in Book 5074, page 856, at page 882, as granted to American Buildings Company by Belle Wood, Inc., a Tennessee corporation, and Lewis E. Gaines, an individual and resident of Nashville, Davidson County, Tennessee. Included in such easement was an easement for the purposes of installing, constructing and maintaining sewer facilities, with full rights of ingress and egress, on, in, above, under and consisting of that portion of the Sanitary Sewer Extension Easement lying within the boundaries of the property owned by Grantors, and being more fully described in that instrument of record in Book 5074, page 856, said Register's Office, to which reference is hereby made for a more complete description.

EASEMENT II

Easements granted unto American Buildings Company by Belle Forest, a joint venture, pursuant to the terms and conditions of an Easement Agreement dated August 24, 1976, of record in Book 5074, page 945, Register's Office for Davidson County, Tennessee. Said easement granting certain rights of ingress, egress, utilities, and sanitary sewer purposes, including construction and certain other rights and privileges as more fully set forth in such Easement Agreement, to which reference is hereby made for a more complete description.

Being the same property conveyed to American Buildings Company by Quitclaim Deed from Martin E. Simmons, Trustee, of record in Book 5123, page 505, Register's Office for Davidson County, Tennessee.