Mail to

THIS INSTRUMENT PREPARED BY: Robert L. Trentham, Attorney
24th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

SEND TAX BILLS TO:

Mr. Lester L. Turner
c/o Kenworth of Tennessee, Inc.
Spence Lane
Nashville, Tennessee 37210

MAP NO. 106
PARCEL NO. 36 In

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thousand ($100,000.00) Dollars, receipt of which is hereby acknowledged, we, ROBERT J. BALTZ, JR. and wife, MARY KATHERINE BALTZ, DOUGLAS M. BALTZ and wife, REBA CARMAN BALTZ, FRANK J. BALTZ and wife, FRANCIS ANN BALTZ, DENNIS L. BALTZ and wife, MARIE THERESE BALTZ, JOHN P. BALTZ and wife, JOYCE MARIE BALTZ, hereinafter called "Grantors" have bargained and sold and by these presents do transfer and convey unto the said LESTER L. TURNER, his heirs and assigns a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit

A tract of land in the Third Civil District, Nashville, Davidson County, Tennessee, lying south of Elm Hill Pike, north of Louisville and Nashville Railroad Company's lead track serving Metropolitan Industrial Park, and lying westwardly of Mill Creek, and being more particularly described as follows:

Beginning at a point in the common boundary between the Lester L. Turner tract (Tax Parcel 106-33) and the Baltz tract (Tax Parcel 106-35), said point being S 2° 37' W, 378.44 feet from the southerly margin of Elm Hill Pike, said common boundary being eastwardly 1192 feet, more or less, from Spence Lane;

Thence, N 87° 23' W, 229.45 feet to an iron pin;

Thence, N 39° 01' E, 137.24 feet to an iron pin;

Thence, S 50° 59' E, 307.79 feet to a point in the Louisville and Nashville Railroad Company's lead track to the Metropolitan Industrial Park;

Thence, with said lead track S 45° 19' 42" W, 216.62 feet to a point;

Thence, N 44° 40' 18" W, 10.0 feet to a point;

Thence, along a curve to the right, having a radius of 533.69 feet and a central angle of 30° 04' 00", a distance of 280.06 feet to a point;

Thence, S 75° 23' 42" W, 177.73 feet to a point in the herebefore mentioned boundary between Turner and Baltz;

Thence, with said boundary N 2° 33' E, 317.19 feet to a concrete monument, and N 2° 37' E, 107.78 feet to the point of beginning.

Containing 174,246 square feet or 4.0 acres, more or less.

Being part of the property conveyed to Robert J. Baltz, Jr., Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz, and John P. Baltz by quitclaim deed from Baltz Brothers Packing Company of record in Book 4925, Page 997, said Register's Office.

In addition to the land above described, an easement for common ingress and egress for vehicular and pedestrian traffic over, across and upon the following described property is also conveyed herein to be used in common for the benefit of said property and other adjoining properties of the grantors, their successors, heirs or assigns.

The easement conveyed herein begins at a point in the southerly margin of Elm Hill Pike, said point being the most northerly northwestern corner of a 4.62 acre tract of land described according to a survey made by Barge, Waggoner, Sumner & Cannon dated July 28, 1973 and fully described in the Quitclaim Deed from Baltz Brothers Packing Company to Robert J. Baltz, Jr. et al of record in Book 4925, Page 997, Register's Office, Davidson County, Tennessee; thence with said margin N 76° 31' 56" E 55.0 feet to a point, thence S 0° 39' 27" W 164.07 feet to a point; thence S 39° 01' W 279.67 feet to a point in the westerly boundary of the aforesaid 4.62 acre tract; thence with said westerly boundary N 50° 59' W 25.0 feet to a point; thence N 39° 01' E 280.0 feet to a point; thence N 13° 28' 4" W 139.08 feet to the point of beginning; containing 12,410 sq. ft. or 0.2 acres more or less and being part of the same property conveyed to Robert J. Baltz, Jr., Douglas M. Baltz, Frank J. Baltz, Dennis L. Baltz and John P. Baltz by deed from Baltz Brothers Packing Company, a partnership of record in Book 4925, Page 997, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said LESTER L. TURNER, his heirs and assigns forever. We do covenant with the said LESTER L. TURNER that we are lawfully seized and possesed of said land in fee simple, have a good right to convey it and that the same is unencumbered except by an easement to construct, operate and maintain telephone and telegraph lines granted to Southern Bell Telephone and Telegraph Company by grant from H. T. Hagan of record in Book 1066, Page 395, Register's Office of Davidson County, Tennessee, by permit granted to Southern Bell Telephone and Telegraph Company by John S. Weber and wife, Alice G. Weber of record in Book 3074, Page 527, Register's Office of Davidson County, Tennessee to cut and trim trees, and by 1978 property taxes which have been prorated and payment assumed by the grantee.

We do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said LESTER L. TURNER, his heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 25 day of May, 1978.

ROBERT J. BALTZ

MARY KATHERINE BALTZ

DOUGLAS M. BALTZ

REBA CARMAN BALTZ

FRANK J. BALTZ

FRANCIS ANN BALTZ

DENNIS L. BALTZ

Marie Therese Baltz
MARIE THERESE BALTZ

John P. Baltz
JOHN P. BALTZ

Joyce Marie Baltz
JOYCE MARIE BALTZ

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, SHIRLEY MITCHELL, a Notary Public in and for said County and State, the within named ROBERT J. BALTZ, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of MAY, 1978.

Shirley Mitchell
Notary Public

My Commission Expires:

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, SHIRLEY MITCHELL, a Notary Public in and for said County and State, the within named MARY KATHERINE BALTZ, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of MAY, 1978.

Shirley Mitchell
Notary Public

My Commission Expires:

My Commission Expires Oct. 19, 1981

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, SHIRLEY MITCHELL, a Notary Public in and for said County and State, the within named DOUGLAS M. BALTZ, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of MAY, 1978.

Shirley Mitchell
Notary Public

My Commission Expires:
My Commission Expires Oct. 18, 1981

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, SHIRLEY MITCHELL a Notary Public in and for said County and State, the within named REBA CARMAN BALTZ, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of MAY, 1978.

Shirley Mitchell
Notary Public

My Commission Expires:
My Commission Expires Oct. 18, 1981

****

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, SHIRLEY MITCHELL a Notary Public in and for said County and State, the within named FRANK J. BALTZ, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of MAY, 1978.

Shirley Mitchell
Notary Public

My Commission Expires:
My Commission Expires Oct. 18, 1981

****

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, SHIRLEY MITCHELL a Notary Public in and for said County and State, the within named FRANCIS ANN BALTZ, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of MAY, 1978.

Shirley Mitchell
Notary Public

My Commission Expires:
My Commission Expires Oct. 18, 1981

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, SHIRLEY MITCHELL, a Notary Public in and for said County and State, the within named DENNIS L. BALTZ, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of MAY, 1978.

Shirley Mitchell
Notary Public

My Commission Expires:
My Commission Expires Oct. 18, 1981

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, SHIRLEY MITCHELL, a Notary Public in and for said County and State, the within named MARIE THERESE BALTZ, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of MAY, 1978.

Shirley Mitchell
Notary Public

My Commission Expires:
My Commission Expires Oct. 13, 1981

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, SHIRLEY MITCHELL a Notary Public in and for said County and State, the within named JOHN P. BALTZ, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 25 day of MAY, 1978.

Shirley Mitchell
Notary Public

My Commission Expires:
My Commission Expires Oct. 13, 1981

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, SHIRLEY MITCHELL, a Notary Public in and for said County and State, the within named JOYCE MARIE BALTZ, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25 day of May, 1978.

Shirley Mitchell
Notary Public

My Commission Expires:
My Commission Expires Oct. 13, 1981

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for the transfer is $100,000.00.

Subscribed and sworn to before me, this the 25 day of May, 1978.

Shirley Mitchell
Notary Public

My Commission Expires:
My Commission Expires Oct. 13, 1981

E 6995.0

IDENTIF. REFERENCE

JUN 8 11 28 AM '78

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

JUN-8 78	CONV	90,000.00		
JUN-8 78	CONV	10,000.00		
JUN-8 78	S'TAX		B* 260.00	
JUN-8 78	PR'FEE		B* .50	
JUN-8 78	W'DEED		B* 16.00	* 276.50