This instrument was prepared by
BASS, BERRY & SIMS EWB
First American Center
Nashville, Tennessee 37238

BOOK 5317 PAGE 619

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MFW Investments	Same	Map 94
c/o Francis (NAME) Lusky	(NAME)	P/O 140 Js
1450 Elm Hill Pike	(STREET ADDRESS)	
(STREET ADDRESS OR ROUTE NUMBER)		
Nashville 37210		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THIRTY-TWO THOUSAND FOUR HUNDRED and No/100 ----------($32,400.00) *DOLLARS*

cash in hand paid by MFW Investments, a partnership composed of Virgil W. Francis, III, Charles O.Mann, Jr., and Lou Wallace, ("Grantee") and other good and valuable considerations, receipt of all of which is hereby acknowledged, Riverhills, Inc., a Tennessee corporation, ("Grantor"

JUL28⁷⁸	CONV	32,400.00				
JUL28⁷⁸	S'TAX		B*	84.24		
JUL28⁷⁸	PR'FEE		B*	.50		
JUL28⁷⁸	W'DEED		B*	6.00	*	90.74

has ~~XXXX~~ *bargained and sold, and by these presents* does *transfer and convey unto the said* MFW Investments its successors ~~XXXXX~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 9-B on the Map of River Hills Industrial Park Section Twenty of record in Book 5210, page 65, Register's Office for said County and being more particularly described as follows:

BEGINNING at an iron pin in the east right-of-way of River Hills Drive, said pin being southerly along said right-of-way 250.0' from the intersection of said right-of-way and the southerly right-of-way of the L & N Railroad and proceeding as follows: Leaving the easterly right-of-way of River Hills Drive, South 86° 18' 48" East a distance of 229.15' to an iron pin in the westerly line of Dahlia Gardens Section 2 of record in Book 2900, page 82, R.O.D.C.T.; thence with said line, South 8° 41' 29" West a distance of 168.35' to concrete monument; thence continuing with said line, South 9° 03' 29" West a distance of 158.42' to an iron pin; thence leaving said line, North 65° 24' 32" West a distance of 278.43' to an iron pin in the easterly right-of-way of River Hills Drive; thence with said right-of-way and a curve to the left having a radius of 745.28' a distance of 235.0' to the point of beginning and containing 1.568 acres, more or less.

BEING part of the property conveyed to Riverhills, Inc., a Tennessee corporation, by deed from William R. Carter and wife, Jane S. Carter, and William R. Davidson and wife, Vera R. Davidson, of record in Book 4495, page 41, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 32,400.00

Affiant

Subscribed and sworn to before me, this the 27 day of July 1978

Notary Public

My commission expires: 9/3/78
(Affix Seal)

STATE OF

This conveyance is subject to the following restrictive covenants which shall run with the land for a period of thirty (30) years from and after the date hereof:

The outside of the east wall of any building constructed on the property shall have a brick facing.

This conveyance is subject to the 1978 taxes which have been prorated and will be paid by Grantor; and set-back lines and other restrictions and encumbrances reflected on the Plat of River Hills Industrial Park, Section Twenty, of record in Book 5210, page 65, said Register's Office, including, but not limited to, the requirement that no improvements, other than the planting of trees or other vegetation, be located in the area shown as a "Buffer Strip" on said Plat.

E 79563

IDENTIF. REFERENCE

JUL 28 3 57 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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

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 ~~heirs~~ and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* Grantee *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as set forth above.

And Grantor does *~~do~~further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Grantee its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 27th *day of* July, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

RIVERHILLS, INC.

By: Robt C. H. Mathews /

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Beverly H. Bucklew, a Notary Public of the State and County aforesaid, personally appeared Robert C. H. Mathews, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the RIVERHILLS, INC., the within named bargainor, a corporation, and that he 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 himself as President.

Witness my hand and seal, at office in Nashville, Tn, this 27th day of July, 19 78.

Beverly H. Bucklew
Notary Public

My Commission Expires Oct. 18, 1981

Commission Expires.....

