WARRANTY DEED

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

FROM FRANKLIN M. VESS, O.F. MINTON, JR., AND H.P. MINTON

BOOK 5326 PAGE 137

ADDRESS NEW OWNER(S) AS FOLLOWS:	BI-RITE REALTY COMPANY 601 Armory Drive Nashville, Tennessee 37204
SEND TAX BILLS TO:	SAME 3502 Belmont Blvd. Nashville, Tn. 37215
PREPARED BY:	CLYDE PAUL HOLLAND Suite 2016 Parkway Towers Nashville, Tennessee 37219
MAP-PARCEL NOS:	M.132-4 P. 9

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IDENTIF. REFERENCE T

AUG 17 9 13 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

{STATE OF TENNESSEE COUNTY OF Davidson }

THE ACTUAL CONSIDERATION, OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 700,000.00 Affiant Robert J. Austin

SUBSCRIBED AND SWORN TO BEFORE ME THIS August 1, 1978 *
DATE

NOTARY PUBLIC

COMMISSION EXPIRES

AFFIX SEAL

FOR AND and IN CONSIDERATION OF the sum of ----------TEN DOLLARS----------

----------($10.00)---------- DOLLARS

Cash in hand paid by Bi-Rite Realty Company, and other good and valuable considerations, receipt of which is hereby acknowledged.

AUG 17 78 CONV * .00 700,000.00
AUG 17 78 S'TAX B* 1,820.00
AUG 17 78 PR'FEE B* .50
AUG 17 78 W'DEED B* 4.00 * 1,824.50

FRANKLIN M. VESS, one-third (1/3) undivided interest, O.F. MINTON, one-third (1/3) undivided interest, H.P. MINTON, one-third (1/3) undivided interest

GRANTOR(S) have (has) bargained and sold, and by these presents do(es) transfer and convey unto the said

BI-RITE REALTY COMPANY, GRANTEE

their (his, her, its) heirs, successors and assigns,

a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A tract or parcel of land being Lot No. 2, in Section One (1) of the Radnor Industrial Subdivision, as shown on plat in Book 3106, page 45, and by Surveyor's Certificate of Correction recorded in Book 3370, page 512, all in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the east line of Sidco Drive, said point being in the southwest corner of Lot No. 2 of said Radnor Industrial Subdivision; thence north $1^{0}57'$ east along the east line of Sidco Drive and the west line of Lot No. 2 a distance of 245 feet to a point in the lot line between Lots Nos. 2 and 3; thence eastwardly along the lot line between Lots Nos. 2 and 3 a distance of 300.16 feet to a point in Lot No. 1 of said Subdivision; thence south $48^{0}59'$ east along the lot line between Lots Nos. 1 and 2 a distance of 279.92 feet to a point in the southeast corner of said Lot No. 2; thence along the south line of said Lot No. 2 as follows:

South $77^{0}43'$ west 188 feet to a point; thence south $88^{0}08'$ west 336.17 feet to the point of beginning, containing 2.1946 acres, more or less.

Being the same property conveyed to Franklin M. Vess, a one-third (1/3) undivided interest, and O.F. Minton, Jr., a one-third (1/3) undivided interest, and H.P. Minton, a one-third (1/3) undivided interest, by deed from The Thirty-Forty Corporation, a Tennessee corporation, of record in Book 4700, page 840, Register's Office for said County.

This conveyance is made subject to Plan of record in Book 3106, page 45 RODC showing owners certificate, a 30-foot minimum building setback line from Sidco Drive, a 20-foot easement for public utility purposes along the rear line and easement for 8" sewer with manhole in the nw front corner of said tract.

unimproved ( )

This is improved (X) property, known as 3038 (Number) Sidco Drive (Street), Nashville (City), Tennessee (State) 37211 (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 GRANTEE ITS heirs, successors and assigns, forever.

AND WE do covenant with the said GRANTEE 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 except of record.

AND WE, GRANTORS do(es) further covenant and bind OURSELVES OUR heirs and representatives, to WARRANT and forever defend the title to the said land to the said GRANTEE ITS heirs successors and assigns against the lawful claims of all persons whomsoever.

WITNESS ~~OUR~~ hand S this 1st day of August, 1978

O. F. MINTON, JR.

Franklin M. Vess

FRANKLIN M. VESS

BY: O. F. MINTON, JR., ATTY-IN-FACT

H.P. MINTON

{STATE OF Tennessee; COUNTY OF Davidson} (Individual Acknowledgment)

Personally appeard before me, the undersigned, a Notery Public in and for said County and State, the within named O.F. MINTON, JR., AND H.P. MINTON

the bargainer(s), with whom I am personally acquainted, and acknowledged that they (he, she) executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, TENNESSEE (City, State) this 1 day of August 1978

6-18-81
Comission Expires

Notary Public

(AFFIX SEAL)

{STATE OF Tennessee; COUNTY OF Davidson} ~~(Corporate Acknowledgment)~~

On this 1st day of August, 19 78, before me personally appeared O. F. Minton, Jr., to me known to be the person who executed the foregoing instrument in behalf of Franklin M. Vess, and acknowledged that he executed the same as the free act and deed of said Franklin M. Vess

Witness my hand and official seal at Nashville, Tennessee, this 1 day of August, 19 78

6-18-81
Commission Expires

Notary Public

(AFFIX SEAL)