This instrument prepared by:
SCHULMAN, PRIDE & LE ROY
P. O. BOX 2707
NASHVILLE, TENN. 37219

WARRANTY DEED

BOOK 5344 PAGE 20

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Equitable Life Assurance Society of the United States (NAME)	Imperial Management Company (NAME)	82-2-77 82-2-78
1285 Avenue of the Americas (STREET ADDRESS OR ROUTE NUMBER)	615 Main Street (STREET ADDRESS)	82-2-79 82-2-80
New York, New York 10019 (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37206 (CITY) (ZONE) (STATE)	82-6-83

For and in Consideration of the sum of Ten and 00/100 ($10.00)----------

----------*DOLLARS*
and other valuable consideration, the receipt of which is hereby acknowledged,

SEP29RE CONV * .00 7,375,000.00
SEP29RE S'TAX B19,175.00
SEP29RE PR'FEE B* .50
SEP29RE W'DEED B* 8.00 *19,183.50

Cowan Industrial Park, a limited partnership, has ~~have~~ *bargained and sold, and by these presents* does ~~do~~ *transfer and convey unto the said* The Equitable Life Assurance Society of the United States, a New York corporation, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

See Exhibit "A" for a complete description of the property.

Lease executed by State of Tennessee dated December 28, 1977.

Lease executed by State of Tennessee dated November 14, 1977.

Lease executed by Washington Manufacturing Co. dated December 7, 1977.

Lease executed by Mannings Carpets, Inc., dated April 5, 1978, and as amended June 1, 1978, and letter dated April 7, 1978.

Lease executed by Ozburn-Hessey Company dated November 23, 1976, and as amended January 14, 1977, and as amended by option letter July 28, 1978.

Lease executed by Cajun's Wharf dated March 16, 1977, and Guaranty Bruce F. Anderson dated March 16, 1977.

Lease executed by E. I. DuPont de Nemours & Company dated September 1, 1975, and as amended February 2, 1976, and as amended by option letter May 24, 1978.

Lease executed by Boyle Enterprises, Inc., dated October 31, 1977.

Lease executed by Pad-Ex International, Inc., dated June 1, 1977.

Lease executed by Mid-State Automotive Distributors, Inc., dated August 23, 1977, and as amended November 21, 1977, and as amended by option letter April 25, 1978.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,375,000

Subscribed and sworn to before me, this the 29 day of September 19 78

My commission expires Feb 4-1979

John A. Hayston
Affiant

Louise S. Clemmons
Notary Public

(Affix Seal)

DAVIDSON COUNTY, TENN.

All easements and setback lines as shown by Plans of record in Book 4460, Page 172, Book 5050, Page 31, Book 5050, Page 49, Book 5050, Page 55, all in the Register's Office for Davidson County, Tennessee, and by surveys by Howard W. Anderson dated August 22, 1978.

Seller's Agreement executed by Cowan Industrial Park, a limited partnership, to and for the benefit of The Equitable Life Assurance Society of the United States dated the 29th day of September, 1978, and which survives the transfer of the property conveyed herein by the Grantor.

The Seller's Certificate executed by Cowan Industrial Park, a limited partnership, to and for the benefit of The Equitable Life Assurance Society of the United States dated the 29th day of September, 1978, which survives the transfer of the property conveyed herein by the Grantor.

Article VIII of the Rider attached to and forming part of the Offer to Sell Real Estate to The Equitable Life Assurance Society of the United States relative to Hardaway properties, said Offer dated June 5, 1978, and accepted by Equitable July 13, 1978, shall survive the transfer of the property conveyed herein by the Grantor.

Exceptions as set forth in title policy issued by American Title Insurance Company, bearing number 218111, to and for the benefit of the Grantee herein.

This is unimproved ( ) improved (X) property, known as Cowan Industrial Park, Cowan Street, Nashville, Tenn.
(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 The Equitable Life Assurance Society of the United States, a New York corporation, its successors ~~heirs~~ *and assigns, forever.*

And it does ~~do~~ *covenant with the said* The Equitable Life Assurance Society of the United States *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 hereinabove set forth and for taxes for 1978 which are a lien but not yet due and payable which the Grantee herein agrees to assume and pay.

And Cowan Industrial Park, a limited partnership, 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* The Equitable Life Assurance Society of the United States, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness its *hand this* 29th *day of* September, *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.*

COWAN INDUSTRIAL PARK, a Limited Partnership
By: Hardaway Construction Company, General Partner
By: L. H. Hardaway, Sr.
By: L. H. Hardaway, Jr.

E 9 1 4 2 3
IDENTIF. REFERENCE
SEP 29 11 07 AM '78
FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

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 .....
COUNTY OF .....

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, Louise L. Clemmons, *a Notary Public of the State and County aforesaid, personally appeared* L. H. Hardaway, Sr., and L. H. Hardaway, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* Partners in Hardaway Construction Company, General Partner *of the* Cowan Industrial Park Limited Partnership, *the within named bargainor, a* ~~corporation~~ *and that* they *as such* Partners, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the* ~~corporation~~ Limited Partnership *by* themselves *as* Partners.

Witness my hand and seal, at office in Nashville, Tennessee,
this 29 *day of* September, *19* 78.

Louise L. Clemmons
Notary Public

NOTARY PUBLIC DAVIDSON CO. TENN.

Commission Expires 7-14-1979.

Land in Davidson County, Tennessee, being Lot No. 1 on the Map of Cowan Industrial Park, section 3, of record in Book 5050, Page 55, and being Lot Nos. 2 and 3 on the Map of Cowan Industrial Park, of record in Book 4460, Page 172, and being part of Lot No. 1 on the Resubdivision of Lot No. 4 of Cowan Industrial Park of record in Book 5050, Page 31, and being Lot #1 on the Plan of Revised Section 2 of Cowan Industrial Park of record in Book 5050, Page 49, and as corrected by Engineers Certificate of Correction of record in Book 5127, Page 587, all of record in the Register's Office for Davidson County, Tennessee, and as more particularly described according to a survey by A & A Engineers, Inc., of September 22, 1978, to-wit:

TRACT ONE

Commencing at a point in the westerly margin of Cowan Street being the northeastern corner of the 9.97 acre tract; thence along said western margin of Cowan Street South 12° 40' East 818.12 feet to a point; thence along a curve having a radius of 430.0 feet a distance of 528.10 feet to a point; thence South 83° 2' East 321.72 feet to a point; thence around a curve having a radius of 400.31 feet a distance of 557.83 feet to a point; thence South 3° 11' 30" East 30 feet to a point; thence around a curve having a radius of 2,674.58 feet a distance of 273.42 feet to a point; thence South 9° 41' 30" East 121.61 feet to a point; thence South 9° 41' 30" East 273.66 feet to a point; thence around a curve having a radius of 25 feet a distance of 46.54 feet to a point; thence North 83° 02' West 454.5 feet to a point; thence North 6° 58' East 294.34 feet to a point; thence north 83° 2' West 757.20 feet to a point; thence North 1° 35' West 386.30 feet to a point; thence North 1° 35' West 180.61 feet to a point; thence North 4° 56' East 515.0 feet to a point; thence North 8° 50' West 14" East 24.87 feet to a point; thence North 25° 7' West 90 feet to a point; thence North 12° 40' West 658.0 feet to a point; thence South 85° 9' East 28.54 feet to the point of beginning. Containing 22.89 acres, more or less.

INCLUDED in said lot is all that property lying to the west of the above described witness line between said witness line and the low water mark of the Cumberland River, containing 1.5 acres, more or less.

TRACT TWO

Commencing on the eastern margin of Cowan Street at a point being the northwestern corner of said parcel shown as the 2.73 acre section; thence leaving the eastern margin of Cowan Street around a curve having a radius of 25.0 feet, a distance of 39.27 feet to a point; thence around a curve having a radius of 233.36 feet a distance of 87.57 feet to a point; thence South 81° 10' East 298.45 feet to a point; thence South 8° 40' West 337.20 feet to a point; thence South 83° 2' East 363.40 feet to a point; thence South 83° 2' East 505.58 feet to a point; thence South 20° 23' East 55.68 feet to a point; thence south 10° 20' East 293.00 feet to a point; thence South 5° 58' East 86.39 feet to a point; thence South 82° 47' 44" West 235.06 feet to a point; thence South 82° 47' 44" West 46.02 feet to a point; thence along the northeastern margin of Cowan Street around a curve having a radius of 460.31 feet a distance of 421.68 feet to a point; thence North 83° 2' West 321.72 feet to a point; thence around a curve having a radius of 370.0 feet a distance of 454.41 feet to a point; thence North 12° 40' West 60 feet to a point; thence North 12° 40' West 320.0 feet to the point of beginning. Containing 12.21 acres, more or less.

BEING part of the same property conveyed to Cowan Industrial Park, a Tennessee Limited partnership, by deed from Hardaway Construction Company, a partnership composed of L. H. Hardaway Sr., and L. H. Hardaway Jr., of record in Book 4666, page 863, Register's Office for Davidson County, Tennessee.