BOOK 5350 PAGE 751 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,000.00

H. W. Hall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF October, 1978

Beecher Bilbrey
Notary Public

MY COMMISSION EXPIRES: July 29, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John R. Parker, Attorney at Law, Suite 105, Stahlman Bldg. Nashville, Tn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. W. Hall et ux (NAME)	J. W. Armstrong, Jr. (NAME)	
1127 Crater W. End Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	3DZ 33550

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. W. Armstrong, Jr., W. H. Barton, Jr. and Charles M. Rota, d/b/a RBA & Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. W. Hall and wife Mary Jean Hall

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Metropolitan Industrial Park, Resubdivision, Section 7, as of record in Book 3842, page 256, Register's Office for said County.

Said Lot No. 17 fronts 161.34 feet on the northerly side of Elm Tree Drive and extends back between parallel lines 245 feet to a dead line.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Metropolitan Industrial Park, Resubdivision Section 7, as of record in Book 3842, page 256, Register's Office for said County.

Said Lot No. 18 fronts 161.33 feet on the northerly side of Elm Tree Drive and extends back between parallel lines 245 feet to a dead line.

The above two tracts of land having been conveyed to J. W. Armstrong, Jr., W. H. Barton, Jr. and Charles M. Rota, d/b/a RBA & Company by deed from J. W. Armstrong, Jr. and wife Peggy H. Armstrong of record in Book 5121, page 857, Register's Office for Davidson County, Tennessee.

SEE REVERSE SIDE *

This is unimproved ( ) improved (X) property, known as 1916-1918 Elm Tree Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and 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 GRANTEES, their heirs 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 all genders.

Witness our hands this 5th day of October, 1978

J. W. Armstrong, Jr.

W. H. Barton, Jr.

Charles M. Rota

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. W. Armstrong, Jr., W. H. Barton, Jr. and Charles M. Rota

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of October 19 78

Commission expires November 22, 1978

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM J. W. Armstrong, Jr. et al

TO H. W. Hall et ux

E 94326

IDENTIF. REFERENCE

Oct 13 4 11 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 13 CONV * .00 511.00 .00
OCT 13 ST'TAX B* 1,344.20
OCT 13 PR'FEE B* .50
OCT 13 W'DEED B* 4.00 * 1,348.70

* This conveyance is subject to the deed of trust of record in Book 5112, page 652, the deed of trust of record in Book 5113, page 110 as corrected in Book 5264, page 604, the assignment of rents and leases of record in Book 5112, page 668, the financing statement of record in Book 5112, page 671, the assignment of deed of trust of record in Book 5273, page 431, restrictive covenants of record in Book 4308, page 498, and the Plan of record in Book 3842, page 256, all of the aforementioned books being in the Register's Office for Davidson County, Tennessee. And further restrictive covenants of record in Book 4214, Pg. 851 and Book 4371, Pg. 284 in the aforementiond books being in the Register's Office for Davidson County, Tennessee.

* This conveyance includes an assignment of all of Grantors' right, title, and interest in and to the following leases:

1. Mat-Co Business Forms, Inc. commencing May 1, 1975, for 14,625 sq. feet; and
2. National Fabricators, Inc. commencing November 1, 1977, for 33,600 sq. ft.