THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ/js)
2700 First American Center
Nashville, Tennessee 37238

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Kano Laboratories, Inc. (NAME:) | SAME (NAME:) | 119-8-63 |
| 1000 South Thompson Lane (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | BOOK 5391 PAGE 169 |
| Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* THIRTY THOUSAND ($30,000.00) *DOLLARS*

Cash in hand paid by Kano Laboratories, Inc., a Tennessee corporation, the receipt of which is hereby acknowledged, First American National Bank of Nashville, as Trustee under the Last Will and Testament of Thomas J. O'Kane, deceased,

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|---|---|---|---|---|---|
| JAN31 79 | CONV | 30,000.00 | | | |
| JAN31 79 | S'TAX | | B* | 78.00 | |
| JAN31 79 | PR'FEE | | B* | .50 | |
| JAN31 79 | W'DEED | | B* | 6.00 | * 84.50 |

has ~~have~~ *bargained and sold, and by these presents* does ~~do~~ *transfer and convey unto the said* Kano Laboratories, Inc., its successors ~~xxxxx~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being part of Tract No. 4 on the map of Brookside Heights, not of record, described according to a survey made June 12, 1948, by William A. Pitts, Surveyor, as follows:

Beginning at a concrete monument at the northeast corner of South Thompson Lane (formerly Thompson Lane) and the right-of-way of the N. C. & St. L. Railroad; thence with said Lane, north 10° 10' east 49.95 feet to a concrete monument, continuing with said Lane in the same direction 166.5 feet to a concrete monument on the south bank of Mill Creek, and continuing along said bank, south 82° 15' east 398.6 feet to a concrete monument; thence continuing along said bank, south 75° 03' east 601.4 feet to a point; thence southwardly 100 feet, more or less, to a point on the northerly margin of the right-of-way of said railroad; thence with the northerly margin of said right-of-way, westwardly 1000 feet to the beginning.

Being the same property conveyed to Thomas J. O'Kane and wife, Ruth A. O'Kane by deed from H. Raymond Ligon and wife, Lucile S. Ligon of record in Book 1815, page 556, Register's Office for Davidson County, Tennessee. Said Ruth A. O'Kane predeceased Thomas J. O'Kane, and said property was devised by the Last Will and Testament of Thomas J. O'Kane, of record in Will Book 122, page 659, Probate Court of Davidson County, Tennessee, to First American National Bank of Nashville, as Trustee under the Last Will and Testament of Thomas J. O'Kane.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 31st day of January, 19 79

Affiant

My commission expires: October 15, 1981 (Affix Seal)

Notary Public

This conveyance is expressly subject to the following:

1. 1979 real property taxes which are prorated and assumed by Grantee.
2. Sewer easements of record in Book 3498, page 138; Book 3498, page 142; and Book 4412, page 663, Register's Office for Davidson County, Tennessee.
3. An easement for the flow and flood of Mill Creek.
4. Perpetual easement for a 50 foot right-of-way along the northerly line of the property retained in the Deed from H. Raymond Ligon and wife, Lucile S. Ligon, to Thomas J. O'Kane and wife, Ruth A. O'Kane of record in Book 1815, page 556, Register's Office for Davidson County, Tennessee.

F. 1, 2 2 2 4

IDENTIF. REFERENCE

JAN 31 1 51 AM '79

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

unimproved (X)
This is improved ( ) property, known as 1000 South Thompson Lane, Nashville, Tenn. 37211
(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* Kano Laboratories, Inc., its successors ~~heirs~~ *and assigns, forever.*

*And* Grantor does ~~do~~ *covenant with the said* Kano Laboratories, Inc. *that* Grantor as such Trustee is ~~has~~ *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, as such Trustee but no further or otherwise does ~~do~~ *further covenant and bind* itself, as such Trustee and its successors in trust ~~heirs and representatives~~ *to warrant and forever defend the title to the said land to the said* Kano Laboratories, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

*Witness* its *hand this* 31 *day of* January, *19*79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, Trustee
under the Last Will and Testament of
Thomas J. O'Kane

BY: [signature]
Trust Officer

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.....

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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.....

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Edsel Ford Holman, Jr., a Notary Public of the State and County aforesaid, personally appeared Emmett Russell III, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be TRUST OFFICER of the FIRST AMERICAN NATIONAL BANK, the within named bargainor, a corporation, and that he as such TRUST OFFICER, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as TRUST OFFICER

Witness my hand and seal, at office in NASHVILLE, TN
this 31 day of JANUARY, 19 79

Edsel Ford Holman, Jr.
Notary Public

EDSEL FORD HOLMAN, JR. NOTARY PUBLIC DAVIDSON COUNTY, TN

Commission Expires 11-8-80