This instrument prepared by: Thomas E. Stewart, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED Mail

BOOK 5409 PAGE 846

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Borchert Enterprises P.O. Box 616 Brentwood, Tn. 37027	SAME	43-29

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged, including the Grantee assuming three certain unpaid indebtednesses of record in Book 4985, page 29, Book 5022, page 47, and Book 5271, page 287, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and agrees to hold Grantors harmless from same,

THOMAS H. HOGSHEAD AND WIFE, MARGARET E. HOGSHEAD, hereinafter referred to as Grantors, have bargained and sold and by these presents do transfer and convey unto M. A. BORCHERT D/B/A BORCHERT INVESTMENT PROPERTIES, his heirs and assigns, their remaining one-half undivided interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT "A"
Being a tract of land in Edenwold Industrial Park at Edenwold, Tennessee, as shown on plat dated May 8, 1970, and being more particularly described as follows: To find the point of beginning, commence at the point of intersection of the center line of Myatt Drive with the center line of Anderson Lane; thence northwardly along the center line of Myatt Drive 458.58 feet to a point; thence easterly at right angles 40 feet to a point in the east right of way line of Myatt Drive marked by a concrete monument and being the southwest corner of a 3.14 acre tract conveyed to Butler Transport Company, Inc., by Louisville and Nashville Railroad Company by deed of October 20, 1969, the point of beginning of this description; thence South 87 degrees 13' East along the south line of aforementioned 3.14 acre tract of Butler Transport Company a distance of 385.20 feet to a point in L & N Railroad Company's east boundary line, a distance of 255.65 feet to a point 200 feet northwardly at right angles from the north line of Anderson Lane; thence South 89 degrees 13' West along a line 200 feet northwardly from and parallel to the north line of Anderson Lane, a distance of 490.08 feet to a point in the east line of Myatt Drive; thence North 2 degrees 47' East along the east line of Myatt Drive, a distance of 233.15 feet to the point of beginning, containing 2.34 acres, more or less, and known as TRACT #4.
INCLUDED in the above description of Parcel "A" but expressly EXCLUDED from Parcel A is the following described property: Being a tract of land in Edenwold Industrial Park, as shown on the survey by James H. Zeigler, dated April 14, 1976, and being more particularly described as follows:
BEGINNING at a concrete monument in the east right of way line of Myatt Drive, said concrete monument being the southwest corner of the property conveyed to Thomas H. Hogshead and wife, Margaret E. Hogshead, in Deed Book 4985, page 27, Register's Office for said County; thence South 87 degrees 13' East 160 feet to a point; thence North 2 degrees 47' East 130 feet to a point; thence North 87 degrees 13' West 160 feet to a point in the east right of way line of Myatt Drive; thence South 2 degrees 47' West 130 feet to the point of beginning.
TOGETHER with a sewer easement twenty feet in width running from a location on the easterly margin of the above described property, such easement running from the southeasterly corner of the above described property in an easterly direction along the southerly margin of the remainder of the property conveyed to Thomas H. Hogshead and wife, Margaret E. Hogshead, in Deed Book 4985, page 27, in said Register's Office; to a point which is the southeasterly corner of the property conveyed in Deed Book 4985, page 27, in said Register's Office, it being understood that the said twenty foot sewer easement shall run along the southerly margin of the said property.

BEING a portion of the same property conveyed to Thomas H. Hogshead and wife, Margaret E. Hogshead, by deed from Thomas W. Hunter, Jr., and wife, June F. Hunter, of record in Book 4985, page 27, Register's Office for said County.

TRACT "B"
Being a tract of land in Edenwold Industrial Park, as shown on the survey by James H. Zeigler, dated April 14, 1976, and being more particularly described as follows:
BEGINNING at a concrete monument in the east right of way line of Myatt Drive, said concrete monument being the southwest corner of the property conveyed to Thomas H. Hogshead and wife, Margaret E. Hogshead, in Deed Book 4985, page 27, Register's Office for said County; thence South 87 degrees 13' East 160 feet to a point; thence North 2 degrees 47' East 130 feet to a point; thence North 87 degrees 13' West 160 feet to a point in the east right of way line of Myatt Drive; thence South 2 degrees 47' West 130 feet to the point of beginning.
TOGETHER with a sewer easement twenty feet in width running from a location on the easterly margin of the above described property, such easement running from the southeasterly corner of the above described property in an easterly direction along the southerly margin of the remainder of the property conveyed to Thomas H. Hogshead and wife, Margaret E. Hogshead, in Deed Book 4985, page 27, in said Register's Office; to a point which is the southeasterly corner of the property conveyed in Deed Book 4985, page 27, in said Register's Office, it being understood that the said twenty foot sewer easement shall run along the southerly margin of the said property.

BEING a portion of the same property conveyed to Thomas H. Hogshead and wife, Margaret E. Hogshead, by deed from Thomas W. Hunter, Jr., and wife, June F. Hunter, of record in Book 4985, page 27, Register's Office for said County.

FURTHER BEING THE SAME PROPERTY of which a one-half undivided interest in and to was conveyed to M. A. Borchert d/b/a Borchert Investment Properties by deed of record in Book 5401, page 843, Register's Office for Davidson County, Tennessee.

Grantors also assign to the Grantee, his successors and assigns, their remaining one-half undivided interest in and to all leases, personal property, and other assets located and situated on the above property.

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, his heirs and assigns, forever.

And we do covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

WITNESS our hands this 23rd day of March, 1979.

Thomas H. Hogshead
THOMAS H. HOGSHEAD

Margaret E. Hogshead
MARGARET E. HOGSHEAD

1071 03/26 2[illegible].15- CHECK

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STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THOMAS H. HOGSHEAD AND WIFE, MARGARET E. HOGSHEAD, the within named bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Madison, Tennessee, this 23rd day of March, 1979.

Carolyn J. Waddey
NOTARY PUBLIC

My Commission Expires: 3/15/81

CAROLYN F. WADDEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $ 100,969.47.

Thomas H. Hogshead
AFFIANT

Subscribed and sworn to before me this 23rd day of March, 1979.

Carolyn J. Waddey
NOTARY PUBLIC

My Commission Expires: 3/15/81

CAROLYN F. WADDEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

F. 2 0 2 3 2

IDENTIFICATION

MAR 26 12 15 PM '79

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5409 PAGE 849

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

100969.47- CO
262.60 CO TX
.50 PRFEE
6.00 WDEED
CHECK 269.10-
1071A03/26/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 2 0 2 3

IDENTIF. REFERENCE

MAR 26 12 16 PM '79

REGISTER
DAVIDSON COUNTY, TENN.

No. 672587