Map - 70-14 Par. 1
70-13-Par-153
New Owner +
Mail tax bills:

This instrument prepared by:
THOMAS C. SCOTT, ATTORNEY
26th Floor, First American Center
Nashville, Tennessee 37238

Trust Department
First National Bank
of Chicago
One National Plaza
Chicago, Illinois 60670

GENERAL WARRANTY DEED

BOOK 5416 PAGE 271

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, METROCENTER PROPERTIES, a partnership, hereinafter called the "Grantor", has bargained and sold, and by these presents does hereby transfer and convey unto LEGAL AND GENERAL ASSURANCE (PENSIONS MANAGEMENT) LIMITED, a corporation organized under the laws of the United Kingdom, hereinafter called the "Grantee", its successors and assigns, the following described land and the improvements thereon:

BEING a parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, being Lot 37A on the Plan of MetroCenter, Section 5, of record in Book 5050, page 46, said Register's Office, described as follows:

BEGINNING at a point in the northerly margin of Freeland's Station Road, which is 454.51 feet form its intersection with the westerly margin of Mainstream Drive (24th Avenue extended); thence in a westerly direction with Freeland's Station Road, S 44° 38' W, 308.44 feet to a concrete monument; thence with a curve to the right having a central angle of 22° 53' a radius of 570.00 feet, 227.63 feet to a concrete monument; thence S 67° 31' W, 215.86 feet to a concrete monument; thence with a curve to the right having a central angle of 13° 24', a radius of 720.00 feet, 168.39 feet to a concrete monument; thence S 80° 55' W, 263.47 feet to a concrete monument; thence, N 44° 37' W, 477.94 feet to a point on the centerline of MetroCenter Levee, thence, with said levee, N 40° 57' E, 378.87 feet to a point; thence, N 43° 29' E, 399.70 feet to a point; thence, N 51° 10' E, 313.60 feet to a point; thence, N 47° 12' E, 2.94 feet to a point; thence, leaving said levee, S 44° 37' E, 842.16 feet to the point of beginning, containing 19.21 acres, more or less.

BEING the same property conveyed to MetroCenter Properties, a partnership composed of Pathfinder Resources, Incorporated; R. C. Mathews, Contractor, Inc., and Robert C. H. Mathews, Jr., by quitclaim deed from Pathfinder Resources, Incorporated, R. C. Mathews Contractor, Inc., and Robert C. H. Mathews, Jr., doing business as Mat-Nel Company of record in Book 5115, page 370, Register's Office for Davidson County, Tennessee.

Grantor hereby conveys to Grantee a non-exclusive easement to be used in common with others for ingress and egress, said easement to be perpetual and for the use and benefit of the above described land, to-wit:

A parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the south by Freeland Station Road and generally south of the Cumberland River, more particularly described as follows:

BEGINNING at a point in the northerly margin of Freeland Station Road, 1,638 feet, more or less, from the westerly margin of Mainstream Drive; thence, along said Road, S 80° 55' W, 24.58 feet to a point; thence, leaving Freeland Station Road, N 44° 37' W, 63.4 feet to a point; thence N 42° 55' W, 168.1 feet to a point; thence N 44° 37' W, 155.0 feet to a point; thence N 36° 43' E, 15.2 feet to a point; thence S 44° 37' E, 403.0 feet to the point of beginning, containing 0.15 acres, more or less.

BEING part of the property conveyed to MetroCenter Properties, a partnership composed of Pathfinder Resources, Incorporated, R. C. Mathews, Contractor, Inc., and Robert C. H. Mathews, Jr., by deed from Mat-Nel Company of record in Book 5328, page 634, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following exceptions: BOOK 5416 PAGE 272

1. Taxes for the year 1979, a lien, but not yet due and payable.

2. Deed of Trust executed by MetroCenter Properties, a General Partnership et al to James E. Eden, Trustee, of record in Book 5121, Page 896, said Register's Office, dated March 1, 1977, to secure Third National Bank in Nashville for the sum of $3,525,000.00, payable as therein specified.

The above debt was assigned to the Prudential Insurance Company of America, a New Jersey corporation by instrument dated December 9, 1977, in Book 5231, Page 965, said Register's Office.

3. Restrictions contained in lease of record in Book 5225, Page 112, said Register's Office.

4. Restrictions filed for record in Book 5225, Page 120, said Register's Office.

5. Deed of easement for ingress and egress of record in Book 5231, Page 920, said Register's Office.

6. Conditional Assignment of Rentals by and between MetroCenter Properties and The Prudential Insurance Company of America, dated December 9, 1977, of record in Book 5231, Page 923, said Register's Office.

7. Assignment of Lease dated March 1, 1977, filed December 9, 1977, of record in Book 5231, Page 927, said Register's Office.

8. Unrecorded Lease between Aladdin Industries, Inc., and MetroCenter Properties, dated March 23, 1979.

9. The recorded plan shows an Owner's Certificate, and the following: A 5 to 20-foot wide sanitary sewer easement along the frontage on Freeland's Station Road; a 10-foot wide drainage easement along the easterly property line, a 25-foot wide easement for city maintenance of levee and river front along the northerly property line; a 15-foot wide easement for Colonial Pipeline near the northerly property line; a 50-foot wide easement for railroad lead tract along the northerly property line; a 15-foot wide access and drainage easement along the westerly property line; a 5-foot wide joint access easement traversing between the easterly and westerly property line, and a 25-foot minimum building set-back line from Freeland's Station Road.

TO HAVE AND TO HOLD the said land and improvements, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the Grantor does hereby covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title, to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand of the Grantor this 5th day of Oct., 1979.

METROCENTER PROPERTIES, a Partnership

BY:

PATHFINDER RESOURCES, INCORPORATED

BY: Frank R. Kyle Treasurer
FRANK R. KYLE, TREASURER

BY:

R. C. MATHEWS, CONTRACTOR, INC.

BY:
A. W. FIELDS, Vice-President

F. 2 2 4. 1. 3

IDENTIF. REFERENCE

APR 5 3 06 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public for said County and State, personally appeared FRANK K. KYLE, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Treasurer of PATHFINDER RESOURCES, INCORPORATED, partner of METROCENTER PROPERTIES, the within Bargainor, a Tennessee partnership, and who acknowledged himself to be authorized to execute the foregoing instrument as Treasurer of the said partner, and acknowledged that he as such Treasurer, executed the foregoing instrument on behalf of METROCENTER PROPERTIES, as the free act and deed of METROCENTER PROPERTIES, for the purposes therein contained by signing the name of said corporation on behalf of METROCENTER PROPERTIES, as partner, by himself as Treasurer.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of April, 1979.

Irene T. Nowell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/17/82.

ARGIE Y. NOWELL NOTARY PUBLIC * DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public for said County and State, personally appeared A. W. FIELDS, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of R. C. MATHEWS, CONTRACTOR, INC., partner of METROCENTER PROPERTIES, the within bargainor, a Tennessee partnership, and who acknowledged himself to be authorized to execute the foregoing instrument as Vice President of the said partner, and acknowledged that he as such Vice President, executed the foregoing instrument on behalf of METROCENTER PROPERTIES, as the free act and deed of METROCENTER PROPERTIES, for the purposes therein contained by signing the name of said corporation on behalf of METROCENTER PROPERTIES, as partner, by himself as Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5th day of April, 1979.

Irene T. Nowell
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/17/82.

ARGIE Y. NOWELL NOTARY PUBLIC * DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared A. W. FIELDS, to me known to be the person who executed the foregoing instrument on behalf of ROBERT C. H. MATHEWS, JR., and acknowledged that he executed the same as the free act and deed of said ROBERT C. H. MATHEWS, JR.

WITNESS my hand and official seal this 5th day of April, 1979.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater for this transfer is $4,846,757,46.

LEGAL AND GENERAL ASSURANCE (PENSIONS MANAGEMENT) LIMITED

By: William O. Brachmann
Its: Attorney-in-Fact

Subscribed and sworn to before me, this the 5th day of April.

ARGIE Y. NOWELL NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

Notary Public

Commission Expires: 10/17/82

FILED PIONEER TITLE

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

BOOK 5416 PAGE 274

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
	CO	4,846,757.46		
			12601.68	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	12608.18-
	3854A	04/05/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 2 4 1. 3

T
IDENTIF. REFERENCE

APR 5 3 06 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 675279