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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
Morco Industries, Inc. (NAME)	Same (NAME)	P/O 175-120
P. O. Box 160266 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	P/O 175-122
Mobile, Alabama 36625 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Three Hundred Thirty-Nine Thousand Two Hundred Fifty ($339,250.00) *DOLLARS*

Cash in hand paid and other good and valuable consideration the receipt of which is hereby acknowledged

BOOK 5449 PAGE 607

F 34450

IDENTIF. REFERENCE

JUN 13 3 29 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

McDowell Development Corporation, a Tennessee corporation has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* Morco Industries, Inc., a Mississippi corporation, its successors ~~heirs~~ *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 second, formerly the fifth, civil district of Davidson County, Tennessee being proposed Section XXIV, Interchange City Industrial Park, being more particularly described as follows:

Beginning at an iron pin in the westerly right-of-way of J. P. Hennessy Drive, said iron pin being the northeasterly corner of the herein described property and the southeasterly corner of Section XIV, Interchange City Industrial Park of record in Book 4675, page 98, R.O.D.C., Tennessee (Castner-Knott property), said iron pin also being 1160.08' northerly of the northerly terminus of the northwesterly radius return from Corporate Place (as measured along the westerly right-of-way of J. P. Hennessy Drive); thence,

1. With the westerly right-of-way of J. P. Hennessy Drive S 04° 15' W, 620.00' to an iron pin, thence,

2. Leaving the westerly right-of-way of J. P. Hennessy Drive, N 85° 45' W, 450.00' to an iron pin; thence,

3. S 04° 15' W, 447.85' to an iron pin in the northerly right-of-way of Corporate Place; thence,

4. With the northerly right-of-way of Corporate Place N 75° 28' W, 304.90' to an iron pin; thence,

(continued on back)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 339,250.00

Affiant

Subscribed and sworn to before me, this the _____ day of _____, 19____

Notary Public

My commission expires _____

(Affix Seal)

5. Leaving the northerly right-of-way of Corporate Place, N 04° 15' E, 1013.42' to an iron pin, said iron pin being the northwesterly corner of the herein described property and the southwesterly corner of the Castner-Knott property; thence,

6. On common line between the herein described property and the Castner-Knott property S 85° 45° E, 750.00' to the point of beginning and containing 591,191 square feet or 13.57 acres.

Being the property conveyed to McDowell Development Corporation by Warranty Deed from The University of Tennessee of record in Book 5449, page 603, Register's Office of Davidson County, Tennessee, and being a portion of the property conveyed to McDowell Development Corporation by Warranty Deed from Willie Lee Tune and wife, Willie Tune, of record in Book 4419, page 194, Register's Office of Davidson County, Tennessee, and Installment Deed from Lawson Nelson and wife, Sophia M. Nelson, of record in Book 4549, page 221, Register's Office of Davidson County, Tennessee, and in Deed Book 195, page 149 Register's Office of Rutherford County, Tennessee.

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(SEE ATTACHED)

unimproved ( )
This is improved ( ) property, known as ..... (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 Morco Industries, Inc., its successors ~~heirs~~ *and assigns, forever.*

And Grantor does *covenant with the said* Morco Industries, Inc., its successors and assigns has *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 set forth herein.

And Grantor does *further covenant and bind* itself, its successors and assigns ~~heirs and representatives~~; *to warrant and forever defend the title to the said land to the said* Morco Industries, Inc., its successors and ~~heirs and~~ *assigns against the lawful claims of all persons whomsoever.*

Witness ~~our~~ hand ~~s~~ *this* 13TH *day of* JUNE, 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.*

McDOWELL DEVELOPMENT CORPORATION

BY: Paul A. Jones, PRES.

ATTEST:

John W. Campbell Jr.

ATTACHMENT

This conveyance is expressly subject to the following:

1. 1979 real property taxes, which have been prorated and are assumed by the Grantee.

2. The following easements are herein retained by McDowell Development Corporation:

   a. a 20 foot drainage and utility easement over the front of the property bordered by J. P. Hennessy Drive, said easement being bordered on the east by the right-of-way of J. P. Hennessy Drive and upon the west by a line parallel to and 20 feet west of said right-of-way.

   b. a 20 foot drainage and utility easement across the front of the property bordered by Corporate Place, the southerly boundary of said easement being the northerly right-of-way of Corporate Place and the northerly boundary of said easement being a line parallel to and 20 feet north of said right-of-way.

   c. a 60 foot railroad easement across the northerly 60 feet of said property, said easement being bounded on the north by the northern boundary of the herein described property and on the south by a line parallel to and 60 feet south of said boundary.

   d. a drainage and utility easement running contiguous with the boundaries of the property other than those which are the right-of-way of J. P. Hennessy Drive and Corporate Place, one boundary of said drainage and utility easement being such remaining boundaries of the property and the other boundary being a line parallel to said boundaries and 10 feet toward the interior of the property.

By receipt and acceptance of this Deed, Morco Industries, Inc. hereby acknowledges its agreement that McDowell Development Corporation shall have the right to approve, prior to commencement of construction, the building plans and specifications, of any structure to be built upon the property herein conveyed and the right, prior to the consummation of any agreement regarding the same, to approve the grade and location of any railroad spur line which may be constructed on the property. It is further agreed that said rights of McDowell Development Corporation to approve such plans and specifications and the grade and location of such railroad spur line shall be a restrictive covenant running with the land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5449 PAGE 610

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, William H. Rey, Jr. *, a Notary Public of the State and County aforesaid, personally appeared* Carl Mann and Lloyd Campbell, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President and Secretary *of the* McDowell Development Corporation *, the within named bargainor, a corporation, and that* they *as such* President and Secretary *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee

this 13th *day of* June *, 19* 79.

William H. Rey, Jr.
Notary Public

Commission Expires March 13, 1981.

WILLIAM W. REY, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

BOOK 5449 PAGE 611

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
			339250.00- CO 881.92 CO TX .50 PRFE 8.00 WDEED CHECK 890.42- 9318A06/13/79 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 34450

IDENTIF. T REFERENCE

JUN 13 3 29 PM '79

FELIX Z. WILSON II REG. STER
DAVIDSON COUNTY, TENN.

No. 690258