06/13 325.70- CHECK

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)	
Mobile, Alabama 36625 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5448 PAGE 612

For and in Consideration of the sum of One Hundred Twenty-Two Thousand ($122,000.00)----------*DOLLARS*

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

F.3445

IDENTIF. REFERENCE

JUN 13 3 30 PM '79
FELIX Z. W. LSON II REGISTER
DAVIDSON COUNTY, TENN.

McDowell Development Corporation, a Tennessee corporation, does

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* Morco Industries, Inc., a Mississippi corporation, its successors ~~and~~ *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 XXV of Interchange City Industrial Park, and 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 northeast corner of the herein described property and the southeast corner of proposed Section XXIV of Interchange City Industrial Park and being 540.08 feet (as measured along the westerly right-of-way of J. P. Hennessy Drive) from the northerly terminus of the northwesterly radius return from Corporate Place; thence,

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

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

3. With the northerly right-of-way of Corporate Place S 75° 28' E, 84.95 feet to a concrete monument; thence,

4. Along a curve to the right with a radius of 984.93 feet and a chord having a bearing of S 69° 18' 30" E and a distance of 211.31 feet, a distance of 211.73 feet to a concrete monument; thence,

5. S 63° 09' E, 48.00 feet to a concrete monument, said concrete monument being the westerly terminus of the northwesterly radius return at Corporate Place and J. P. Hennessy Drive; thence,

(continued on back)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $122,000.00

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

Affiant

My commission expires: ____

(Affix Seal)

Notary Public

6. Along said northwesterly radius return, along a curve to the left with a radius of 25.00 feet, a distance of 39.27 feet to a concrete monument at the northerly terminus of said radius return; thence,

7. Along the westerly right-of-way of J. P. Hennessy Drive, N 26° 51' E, 31.86 feet to a concrete monument; thence,

8. Along a curve to the left with a radius of 970.15 feet and a chord having a bearing of N 15° 33' E and a distance of 380.20 feet, a distance of 382.67 feet to a concrete monument; thence,

9. N 04° 15' E, 125.55 feet to the point of beginning and containing 212,693 square feet, or 4.88 acres.

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, R.O.D.C.T. and Installment Deed from Lawson Nelson and wife, Sophia M. Nelson, of record in Book 4549, page 221, R.O.D.C.T. and Deed Book 195, page 145, R.O.R.C.T.

(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 *and assigns, forever.*

And Grantor does *covenant with the said* Morco Industries, Inc., its successors and assigns *that* it is *lawfully seized and possessed of said land in fee simple;* has *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 *to warrant and forever defend the title to the said land to the said* Morco Industries, Inc., its successors 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: David A. Allen, 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 Grantee.

2. Such drainage and utility easements as are or may be required by the Metropolitan Nashville and Davidson County Planning Commission, or other appropriate body, prior to the development of the property, are hereby retained by McDowell.

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. It is further agreed that said rights of McDowell Development Corporation to approve such plans and specifications shall be a restrictive covenant running with the land.

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.....

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 K. Berry, Jr. *, a Notary Public of the State and County aforesaid, personally appeared* Lee F. Ware and D. A. 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 K. Berry, Jr.
Notary Public

WILLIAM K. BERRY, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires October 18, 1981

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

BOOK 5449 PAGE 616

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
			122000.00- CO	
			317.20 CO TX	
			.50 PRFEE	
			8.00 WDEED	
			CHECK	325.70-
9319A	06/13/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 34451

IDENTIF. REFERENCE

JUN 13 3 30 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 690259