This instrument prepared by
George E. Mudter
Nashville, Tennessee
254 Highlands Blds.
Brentwood, TN

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph Rogers & Company, Inc. (NAME:)	Guaranty Mortgage Company (NAME:)	Map 183
P. O. Box 25250 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 786 (STREET ADDRESS)	Parcel 86
Nashville, TN 37202 (CITY) (P. O. ZONE) (STATE)	Brentwood, Tennessee 37027 (CITY) (ZONE) (STATE)	FB # 5D-57645

For and in Consideration of the sum of TEN AND NO/100 ($10.00)

DOLLARS

and other good and valuable considerations, the receipt of which is hereby acknowledged.

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LEONARD A. NIXON and wife, RUTH B. NIXON

have bargained and sold, and by these presents do transfer and convey unto the said Ralph Rogers & Company, Inc.

its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Section XX, Interchange City Industrial Park, as of record in Book 5200, page 46, Register's Office for said County and more particularly described by a survey of Hart-Freeland & Roberts dated March 30, 1978, as follows:

Beginning at a concrete monument in the southeasterly margin of Heil-Quaker Blvd., said point being a distance of 440 feet northeast of the centerline of Firestone Parkway; thence along the margin of Heil-Quaker Blvd., North 45°33' East, a distance of 353.20 feet; thence continuing along a curve to the left with a radius of 1,175.92 feet a distance of 232.17 feet to a concrete monument, said point being 60 feet south of the southwest corner of the Realty Internationl, Inc., property; thence South 58°38' East, a distance of 109.74 feet; thence South 81°31' East a distance of 420.00 feet; thence South 4°34' East, a distance of 157.00 feet; thence South 57°20'06" West, a distance of 779.83 feet; thence North 44°27' West a distance of 380.00 feet to the point of beginning, containing an area of 7.72 acres.

Being the same property conveyed to Leonard A. Nixon and wife, Ruth B. Nixon by deed from McDowell Development Corporation of record in Book 5269, page 6, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $1,016,182.97

Subscribed and sworn to before me, this the 19th day of August 1980

Affiant

My commission expires: 2-3-81
(Affix Seal)

Notary Public

This conveyance is made subject to the following:

1. 1980 Property taxes which have been prorated and assumed by Grantee

2. Conditions of owner's certificate, a 20-foot drainage and utility easement along Heil-Quaker Boulevard and a 10-foot drainage and utility easement along all other property lines, as shown on the Plan of record in Book 5200, page 46, Register's Office, Davidson County, Tennessee.

3. Encroachment by the gravel drive serving the premises onto a proposed road along a portion of the northerly property line, as shown on a survey dated May 24, 1979, by Hart-Freeland-Roberts, Inc.

This conveyance shall include all the buildings, fixtures, improvements, appurtenances, easements and privileges located on or belonging to the property.

This is improved ( ) unimproved (X) property, known as 1530 Heil-Quaker Blvd. Nashville, Tennessee
(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 Ralph Rogers & Company, Inc., its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Ralph Rogers & Company, Inc. *that* we *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 abov

And Leonard A. Nixon and wife, Ruth B. Nixon *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Ralph Rogers & Company, Inc., it successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand this* 19th *day of* August, *1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Leonard A. Nixon
LEONARD A. NIXON

Ruth B. Nixon
RUTH B. NIXON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LEONARD A. NIXON and wife, RUTH B. NIXON

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of August, 19 80.

Sonya E Martin, D. C., Notary Public.

Commission Expires 2-3-81

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, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of.....August....., 19..80...

.....
Notary Public

Commission Expires.....

BOOK 5639 PAGE 291

WARRANTY DEED

FROM

TO

IDENTIFICATION
Aug 19 1 19 AM '80
FELIX E. DAVIES
REGISTER

RETURN TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5639 PAGE 292

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			1,016,182.97 CO	
			2642.12 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 2654.62-	
			6685A08/19/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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T
IDENTIF. REFERENCE

AUG 19 1 20 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 774736