5160 09/29 1377.12- CHECK

This Instrument Prepared By: (3)

G. David Dodd, Esquire
LONG, ALDRIDGE, HEINER, STEVENS
& SUMNER
1900 Rhodes-Haverty Building
134 Peachtree Street
Atlanta, Georgia 30043

P/O Map 19
P/O Par. 10, 11

GENERAL WARRANTY DEED

Address of New Owner as Follows:

W. B. Wiggins, Jr.
One Piedmont Center
Suite 712
Atlanta, Georgia 30363

Responsible Taxpayer:

W. B. Wiggins, Jr. BOOK 5657 PAGE 329
One Piedmont Center
Suite 712
Atlanta, Georgia 30363

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $523,687.50.

G. David Dodd
Affiant

Subscribed and sworn to before me, this 29th day of September, 1980.

Notary Public

My Commission Expires:

Feb. 12, 1983

G.I.D.0.7.8

IDENTIF. REFERENCE

SEP 29 1 22 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROY CONWAY FLOWERS, a single man and an individual resident of the State of Tennessee (hereinafter referred to as "Grantor") has this day bargained and sold and does hereby transfer and convey to W. B. WIGGINS, JR., a Georgia resident, his heirs and assigns, certain real estate in Davidson County, Tennessee more particularly described in Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereunto belonging to the said W. B. WIGGINS, JR., his heirs and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those matters set forth in Exhibit B attached hereto and incorporated herein by reference.

GRANTOR further covenants and binds himself, and his heirs, successors, representatives and assigns, to warrant and forever defend the title to said real estate to said W. B. WIGGINS, JR., his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed under seal this 29th day of September, 1980.

Roy Conway Flowers (SEAL)
Roy Conway Flowers

STATE OF TENNESSEE

BOOK 5657 PAGE 330

COUNTY OF DAVIDSON

Personally appeared before me, Ola Mae Smith, a Notary Public in and for said County and State, ROY CONWAY FLOWERS, the within-named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of September, 1980.

Ola Mae Smith (SEAL)

My Commission Expires:
Jul. 12, 1983

All that tract or parcel of land lying and being in the Second Civil District of Davidson County, Tenneseee, and being more particularly described as follows:

BEGINNING at an iron pin located on the eastern right-of-way line of Interstate 65, which iron pin is located South 21 degrees 23 minutes 50 seconds East a distance of 20.12 feet from the intersection of the centerline of East Cedar Street and the eastern right-of-way line of Interstate 65; thence North 61 degrees 56 minutes 03 seconds East, along the southeastern right-of-way line of East Cedar Street, a distance of 856.87 feet to an iron pin; thence with the arc of a curve to the right an arc distance of 306.57 feet to an iron pin (said curve having a radius of 246.77 feet and being subtended by a chord bearing South 45 degrees 21 minutes 22 seconds East having a chord distance of 287.233 feet); thence South 09 degrees 45 minutes 57 seconds East a distance of 263.50 feet to an iron pin; thence with the arc of a curve to the left an arc distance of 200.82 feet to an iron pin (said curve having a radius of 410.93 feet and being subtended by a chord bearing South 23 degrees 45 minutes 57 seconds East having a chord distance of 198.827 feet); thence with the arc of a curve to the left an arc distance of 40.28 feet to an iron pin located on the northwestern right-of-way line of Long Hollow Pike (St. Rt. 6) (said curve having a radius of 25.00 feet and being subtended by a chord bearing South 83 degrees 55 minutes 12 seconds East having a chord distance of 36.060 feet); thence southwesterly along the northwestern right-of-way line of Long Hollow Pike (St. Rt. 6) and with the arc of a curve to the right an arc distance of 112.05 feet to an iron pin (said curve having a radius of 1390.39 feet and being subtended by a chord bearing South 52 degrees 14 minutes 03 seconds West having a chord distance of 112.02 feet); thence, leaving the northwestern right-of-way line of Long Hollow Pike (St. Rt. 6), and with the arc of a curve to the left an arc distance of 40.28 feet to an iron pin (said curve having a radius of 25.00 feet and being subtended by a chord bearing North 08 degrees 23 minutes 19 seconds East having a chord distance of 36.060 feet); thence with the arc of a curve to the right an arc distance of 180.71 feet to an iron pin (said curve having a radius of 470.93 feet and being subtended by a chord bearing North 26 degrees 46 minutes 24 seconds West and having a chord distance of 179.600 feet); thence South 57 degrees 43 minutes 55 seconds West a distance of 183.91 feet to an iron pin; thence South 29 degrees 04 minutes 44 seconds East a distance of 206.45 feet to an iron pin located on the northwestern right-of-way line of Long Hollow Pike (St. Rt. 6); thence southwesterly along the northwestern right-of-way line of Long Hollow Pike (St. Rt. 6), and with the arc of a curve to the right an arc distance of 71.74 feet to an iron pin (said curve having a radius of 1390.39 feet and being subtended by a chord bearing South 62 degrees 23 minutes 58 seconds West having a chord distance of 71.735 feet); thence North 26 degrees 07 minutes 22 seconds West along the northwestern right-of-way line of Long Hollow Pike (St. Rt. 6) and the northeastern right-of-way line of Interstate 65 a distance of 28.00 feet to a concrete monument; thence southwesterly along the northeastern right-of-way line of Interstate 65 and with the arc of a curve to the right an arc distance of 112.36 feet to a concrete monument (said curve having a radius of 1362.39 feet and being subtended by a chord bearing South 66 degrees 14 minutes 24 seconds West having a chord distance of 112.329 feet); thence South 74 degrees 51 minutes 01 second West along the northeastern right-of-way line of Interstate 65 a distance of 183.78 feet to an iron pin; thence North 72 degrees 52 minutes 23 seconds West along the northeastern right-of-way line of Interstate 65 a distance of 163.65 feet to an iron pin; thence North 58 degrees 47 minutes 26 seconds West along the northeastern right-of-way line of Interstate 65 a distance of 153.17 feet to an iron pin; thence North 38 degrees 51 minutes 25 seconds West along the northeastern right-of-way line of Interstate 65 a distance of 352.62 feet to an iron pin; thence North 21 degrees 23 minutes 50 seconds West along the eastern right-of-way line of Interstate 65 a distance of 101.59 feet to an iron pin and the TRUE POINT OF BEGINNING, per plat of survey by Ragan, Smith, Murphy & Associates, Inc., dated September 29, 1980.

TOGETHER with a perpetual, non-exclusive easement appurtenant to the above-described property for ingress, egress, passage and use for the purpose of drainage of surface waters, over, across, through and under and for the purpose of installation, maintenance, relocation, repair and replacement of drainage facilities over, across, through and under the following described parcel of real property:

All that tract or parcel of land lying and being in the Second Civil District of Davidson County, Tennessee, and being more particularly described as follows:

A parcel of real property 15.00 feet in width and 195.00 feet in length, the center line of which parcel of real property is more particularly described as follows: TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin located on the eastern right-of-way line of Interstate 65, which iron pin is located South 21 degrees 23 minutes 50 seconds East a distance of 20.12 feet from the intersection of the centerline of East Cedar Street and the eastern right-of-way line of Interstate 65; thence North 61 degrees 56 minutes 03 seconds East along the southeastern right-of-way line of East Cedar Street a distance of 856.87 feet to an iron pin; thence with the arc of a curve to the right an arc distance of 223.49 feet to an iron pin (said curve having a radius of 246.77 feet and being subtended by a chord bearing South 54 degrees 39 minutes 10 seconds East having a chord distance of 218.624 feet), said iron pin being the TRUE POINT OF BEGINNING: FROM THE TRUE POINT OF BEGINNING THUS ESTABLISHED, thence North 19 degrees 44 minutes 44 seconds East a distance of 195.00 feet to a point in the flow of Mansker Creek, the foregoing line being the centerline of the property herein described.

EXHIBIT B BOOK 5657 PAGE 333

Permitted Title Encumbrances

1. Taxes for the year 1980 and subsequent years.

2. All easements, right-of-way and other matters shown on the plat of Section Four of Northgate Industrial Park prepared by Ragan, Smith, Murphy & Associates, Inc., dated September 29, 1980.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5657 PAGE 334

FOR _____

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
			523687.50-	CO
			1361.62	CO TX
			.50	PRFEE
			15.00	WDEED
				CHECK 1377.12-
			5160A09/29/80	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.I.O.7.8

T

IDENTIF. REFERENCE

SEP 29 1 22 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 782922