8216 04/02 176.68- CHECK

PREPARED BY
THOMAS M. EVANS, ATTORNEY
THIRD NATIONAL BANK BUILDING
NASHVILLE, TENNESSEE 37219

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wagg Development Company (NAME:) | same (NAME:) | 4D-11700 |
| 329 Main Street (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | 85-43 |
| Franklin, Tennessee 37064 (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | BOOK 5728 PAGE 373 |

*For and in Consideration of the sum of* Sixty Four Thousand, Three Hundred Ten and no/100 ($64,310.00) ---------- *DOLLARS*

cash in hand paid by Wagg Development Company, the receipt of which is hereby acknowledged,

G35800

IDENTIF. REFERENCE

APR 2 11 13 AM '81

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

HSNW

we, ROGERS MANUFACTURING COMPANY, INC., a Tennessee corporation,

*have bargained and sold, and by these presents do transfer and convey unto the said* WAGG DEVELOPMENT COMPANY, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 4th Civil District of Davidson County, Tennessee, being Tracts Nos. 1 and 3 on the survey by McConnell Engineering, dated March 4, 1981 revised March 12, 1981, described as follows:

TRACT 1:

Beginning at a concrete monument in the northwest margin of Brandau Road, said point being the southwest corner of the property conveyed to Rogers Manufacturing Company, Inc by deed from A. Battle Rodes, Trustee of Tennessee Central Railway Company, of record in Book 4427, page 765, Register's Office for said County and being the southeast corner of Hagar; thence north 66 deg. 23' west 671.00 feet to a concrete monument in the southeast margin of the L & N Railroad; thence with said margin of said railroad north 32 deg. 41" 59" east 156.93 feet to a point; thence continuing with said margin of said railroad and with a curve having a radius of 1551.276 feet a distance of 614.81 feet in a northeasterly direction to a point, said point being the northeast corner of Tract No. 1 of said survey and the northwest corner of Tract No. 2; thence with the southwest line of Tract No. 2 south 53 deg. 32' 04" east 593.80 feet to a point in the northwesterly margin of Brandau Road; thence with said margin of Brandaur Road south 36 deg. 27' 56" west 582.83 feet to the point of beginning, containing according to said survey 9.80 acres.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 64,310.00

Affiant

Subscribed and sworn to before me, this the 1st day of April 1981

My commission expires April 21, 1984 (Affix Seal)

Notary Public

TRACT 3: BOOK 5728 PAGE 374

Beginning at a point measured southeasterly along a radial line from a point in the center line of the main track of the Louisville and Nashville Railroad Company at Valuation Station 521 + 18.8, which point is 670 feet measured westwardly along said center line of the main track from Mile Post 10 from Nashville, Tennessee; thence south 34 deg. 51' 14" west 79.00 feet to a concrete monument in the northwest margin of Brandau Road; thence with said margin of Brandau Road and with a curve having a radius of 1230.00 feet a distance of 343.47 feet in a southwesterly direction to a concrete monument; thence containuing with said margin of said Brandau Road south 36 deg. 27' 56" west 682.16 feet to a point, said point being the southwest corner of Tract No. 3 and the southeast corner of Tract No. 2; thence with the northeast line of Tract No. 2 north 53 deg. 32' 04" west 385.98 feet to a point in the southeasterly margin of L & N Railroad right-of-way; thence with said margin of said right-of-way north 55 deg. 24' 27" east 720.24 feet to an iron pin; thence continuing with said margin of said right-of-way and with a curve having a radius of 2309.082 feet a distance of 462.50 feet in a northeasterly direction to the point of beginning, containing according to said survey 5.01 acres.

The above described property is part of the property conveyed to Rogers Manufacturing Company, Inc. by deed from A. Battle Rodes, Trustee of Tennessee Central Railway Company, of record in Book 4427, page 765, Register's Office for said County.

This is unimproved (X) ~~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* Wagg Development Company, its successors ~~heirs~~ *and assigns, forever.*

*And* we *do covenant with the said* Wagg Development Company *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except taxes for the year 1981, which have been prorated as of the date of closing and assumed by the grantee.

*And* we, Rogers Manufacturing Company, Inc., *do further covenant and bind* ourselves, our successors and assigns, ~~heirs and representatives~~ *to warrant and forever defend the title to the said land to the said* Wagg Development Company, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

*Witness our hand this* 1st *day of* April, *19* 81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ROGERS MANUFACTURING COMPANY, INC.

By: Wallace Speed, President

*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.....*

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*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.....*

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*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Before me,* Mary L. Chenault, *a Notary Public of the State and County aforesaid, personally appeared* Wallace Speed, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* Rogers Manufacturing Company, Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President.

*Witness my hand and seal, at office in* Nashville, Tennessee, *this* 1st *day of* April, *19* 81.

Mary L. Chenault
*Notary Public*

*Commission Expires* July 21, 1984

NOTARY PUBLIC DAVIDSON COUNTY

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

RECEIVED OF _____

FOR _____

BOOK 5728 PAGE 376

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 64310.00- CO | |
| | | | 167.18 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 WDEED | |
| | | | CHECK 176.68- | |
| 8216A04/02/81 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 35800

IDENTIF. REFERENCE T

APR 2 11 13 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 814786