Prepared by Mclaren, Jurgens, 101 Marietta Bldg, Atlanta GA 30303 Phone #

WARRANTY DEED

BOOK 5771 PAGE 234

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Harding Associates (NAME)	Nashville Harding Associates (NAME)	134-10
100 Colony Square, Suite 2303 (STREET ADDRESS OR ROUTE NUMBER)	C/O The Sussex Corporation 100 Colony Square, Suite 2303 (STREET ADDRESS)	Parcel 175
Atlanta, Georgia 30361 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30361 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE T

Jul 16 3 02 PM '81

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$2,475,000 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 19 81.

Notary Public

MY COMMISSION EXPIRES: 1-14-82.

(AFFIX SEAL)

NOTARY PUBLIC DAVIDSON CO.

G.S. 1.0 6 8

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration paid by Nashville Harding Associates, the receipt whereof is hereby acknowledged, Walter G. Knestrick and Anne Knestrick, his wife, both of the County of Davidson and the State of Tennessee have bargained and sold, and by these presents do transfer and convey unto the said Nashville Harding Associates, a Tennessee general partnership having Stearns Nashville Harding Associates, a Kentucky limited partnership and Donald H. Morgan as its partners, and its successors, heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and included herein by this reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nashville Harding Associates, its successors, heirs and assigns, forever.

And we do covenant with the said Nashville Harding Associates 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 for those items set forth on Exhibit B attached hereto.

And Walter G. Knestrick and Anne Knestrick, his wife, do further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to the said land to the said Nashville Harding Associates and its successors, heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 15th day of July, 1981, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Walter G. Knestrick

Anne Knestrick

7187 07/16 19.00- CHECK

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Patty J. Welch, a notary public in and for the State and County aforesaid, duly commissioned and qualified, personally appeared Walter G. Knestrick and Anne Knestrick, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed same for the purposes therein contained.

WITNESS my hand and official seal and office in the City of Nashville, Davidson County, Tennessee on this the 15th day of July, 1981.

Patty J. Welch
Notary Public

My Commission Expires: 1-18-82

PATTY J. WELCH NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Being Lot No. 3 on the Plan of Harding Industrial Park, Section 3, of record in Book 4300, page 160, Register's Office for said County, and described according to the survey of AA Engineers, Inc., dated June 25, 1981, as follows:

Beginning at a point on the southerly margin of Harding Industrial Drive, said point being the northwest corner of C.W. Hawkins, III, and V.C. Lackey, Jr. property; thence leaving said margin of Harding Industrial Drive, south 39° 00' West 450.02 feet to a point on the northerly margin of the Louisville & Nashville Railroad right-of-way; thence with said margin of said railroad right-of-way, North 51° 00' West 1271.75 feet to a point; thence leaving said margin of said railroad right-of-way, North 38° 17' 40" East 105.00 feet to a point; thence North 15° 14' 01" East 343.73 feet to a point on the southerly margin of Harding Industrial Drive; thence with said margin with a curve to the right with a length of 224.25 feet and radius of 820.65 feet to a point; thence continuing with said margin, South 51° 00' East 1190.10 feet to the point of beginning, and containing 13.696 acres, according to said survey.

Being the same property conveyed to Walter G. Knestrick by deed from Phoenix Mutual Life Insurance Company of record in Book 5235, page 666, said Register's Office.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Deed of trust executed by Walter G. Knestrick and wife, Anne H. Knestrick, to Robert J. Walker, Trustee, of record in Book 5235, page 668, said Register's office, to secure to Phoenix Mutual Life Insurance Company the payment of an indebtedness in the original amount of $1,500,000.00, payable as specified therein. Said deed of trust is further secured by Assignment of Leases and rents of record in Book 5235, page 683, said Register's Office.

2. Utility easement granted to Metro Government of record in Book 4466, page 601, said Register's Office.

3. Easement granted to First Surburban Water Utility District (Radnor Water District) for a 20-foot water main easement of record in Book 4764, page 331, said Register's Office.

4. Railroad spur line running northwest and southeast across the rear portion of said lot.

5. Restrictions of record in Book 4588, page 709, said Register's Office.

6. The plan of record in Book 4300, page 160, said Register's Office, shows on Owner's Certificate, a 15-foot setback line from Harding Industrial Drive and a 10-foot easement for public utilities and drainage along the westerly and southerly lines of said lot, and a 15-foot Nashville Electric Service easement along the easterly line of said lot (previously mentioned in Item 1 herein.)

7. Taxes for 1981.

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

RECEIVED OF Tax pd. in the Amount of
FOR $6.50 on Receipt # 833081
additional tax due.

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
		2,475,000.00	CO .	
			6428.50 CO TX	
			CHECK	6428.50-
7828A07/21/81		BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 833694

G 5.1.068

T
IDENTIF. REFERENCE

JUL 16 3 02 PM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 833081

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

RECEIVED OF _____ BOOK 5771 PAGE 238
FOR _____

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			2475.00-	CO
			6.50	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	19.00-
7187A07/16/81		BAL		.00