2782 10/14 173.50- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 675,000.00

Thomas C. Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 19 81

Notary Public

MY COMMISSION EXPIRES: July 21, 1984

(AFFIX SEAL)

BOOK 5806 PAGE 532

THIS INSTRUMENT WAS PREPARED BY
Thomas C. Scott, Tune, Entrekin & White, First American Center, Nashville, Tennessee 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W L Hailey & Company, Inc. (NAME)	W L Hailey & Company, Inc. (NAME)	Part 94-142
2971 Kraft Drive (STREET ADDRESS OR ROUTE NUMBER)	2971 Kraft Drive (STREET ADDRESS)	94-161
Nashville, Tennessee 37204 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, ~~WE~~, I, THOMAS C. SCOTT, TRUSTEE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W L HAILEY & COMPANY, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Three tracts of real estate described in Exhibit "A" attached hereto. Exceptions to the conveyance made herein are as shown on Exhibit "B" attached hereto, and 1981 taxes which Grantor warrants will be paid by Cem-Fil Corporation, lessee of said real estate.

Grantor warrants that the real estate conveyed hereby is presently served by public utilities consisting of water, sewer, electricity, telephone and gas.

This is unimproved ( ) improved (X) property, known as Lot 13, Section 15, River Hills Industrial Park, Davidson County, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 1st day of October, 19 81

Thomas C. Scott Trustee

THOMAS C. SCOTT, TRUSTEE

STATE OF TENNESSEE
Davidson County

BOOK 5806 PAGE 533

Personally appeared before me, Juanita V. Thomason, a Notary Public in and for said County and State, the within named Thomas C. Scott, Trustee,

the 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 1st day of October 19 81

Commission expires July 21, 1984

Juanita V. Thomason
Notary Public

JUANITA V. THOMASON NOTARY PUBLIC AT LARGE TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
THOMAS C. SCOTT, TRUSTEE

TO
W L HAILEY & COMPANY, INC.

RUSH

G. 6 3 8 0 1

IDENTIF. REFERENCE

OCT 14 10 09 AM '81

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT "A"

Land situated in the 2nd Civil District, City of Nashville, County of Davidson, State of Tennessee, and described as follows, to-wit:

TRACT I:

Lot 13 on the Plat of the Second Resubdivision of Section 15 of River Hills Industrial Park, of record in Book 2800, Page 5, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a point in the northwest corner of said Lot 13, said point being south 80 degrees 26 minutes 30 seconds east a distance of 184.53 feet from an iron pin in concrete at the point of intersection of the southerly boundary of Section 9, River Hills Industrial Park, of record in Book 4060, Page 66, said Register's Office, and the easterly right-of-way of Spence Lane, said Spence Lane having a right-of-way width of 60.00 feet, said point of beginning also being in the south line of said Section 9 of River Hills Industrial Park, and proceeding as follows:

With the south line of said Section 9, south 80 degrees 26 minutes 30 seconds east, a distance of 85.47 feet to an iron pin in concrete; thence, with the south line of Section 12 of River Hills Industrial Park, as recorded in Book 4660, Page 99, south 83 degrees 35 minutes 58 seconds east, a distance of 489.53 feet to a concrete monument in the westerly right-of-way of proposed River Hills Drive; thence, with the westerly right-of-way of proposed River Hills Drive and with a curve to the left having a radius of 836.77 feet, a distance of 220.94 feet to a drill hole in rock; thence, continuing with said right-of-way, south 08 degrees 08 minutes east, a distance of 10.47 feet to a drill hole in rock; thence, leaving said right-of-way, south 81 degrees 52 minutes west, a distance of 149.52 feet to a concrete monument; thence, south 75 degrees 13 minutes west, a distance of 700.14 feet to an existing iron pin in the easterly margin of Spence Lane; thence, along said easterly margin of Spence Lane in a northerly direction with a curve to the right having a radius of 823.35 feet, a distance of 26.21 feet to a point; thence, continuing along the easterly margin of Spence Lane in a northerly direction with a curve to the right having a radius of 1,315.40 feet, a distance of 39.31 feet to a point; thence, leaving the easterly margin of Spence Lane, north 75 degrees 13 minutes east, 229.70 feet to a point; thence, north 07 degrees 33 minutes 30 seconds east, a distance of 214.42 feet to a point; thence, north 80 degrees 26 minutes 30 seconds west, a distance of 22.00 feet to a point; thence, north 07 degrees 33 minutes 30 seconds east, a distance of 160.00 feet to the point of beginning, and containing 4.70 acres, more or less.

TRACT II:

A sewer and water easement, each being 10.00 feet in width and serving said Lot 13, the centerline of the sewer line being more particulary described as follows:

BEGINNING at a point in the easterly right-of-way of Spence Lane, said point being approximately 101.10 feet, more or less, south along said right-of-way from an iron pin in concrete in the northwest corner of Lot 13A on said Second Resubdivision of Section 15, River Hills Industrial Park, and being in the southwest corner of Section 9, River Hills Industrial Park, of record in Book 4660, Page 66, and proceeding; leaving the easterly right-of-way of Spence Lane, south 22 degrees 37 minutes east, a distance of 67.42 feet to a point; thence, south 81 degrees 40 minutes east, a distance of 41.00 feet to a point; thence, south 77 degrees 51 minutes east, a distance of 62.05 feet to a point; thence, south 85 degrees 35 minutes east, a distance of 51.28 feet to a point in the westerly boundary of Lot 13 on the Second Resubdivision of Section 15, River Hills Industrial Park;

and the centerline of the water line being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way of Spence Lane, said point being approximately 163.00 feet, more or less, south along said right-of-way from an iron pin in concrete in the northwest corner of Lot 13A on the above Second Resubdivision of Section 15, River Hills Industrial Park, and being in the southwest corner of Section 9, River Hills Industrial Park, of record in Book 4660, Page 66, and proceeding; leaving said easterly right-of-way, south 82 degrees 06 minutes east a distance of 191.00 feet, more or less, to

the westerly boundary of said Lot 13 on the Second Resubdivision of Section 15, River Hills Industrial Park.

The above descriptions are taken from the mortgage survey of the Cem-Fil Corporation Tract, dated December 4, 1978, by Turner Engineering Company, Inc.

All of the above property being a portion of the property conveyed to Thomas C. Scott, Trustee, with full power to mortgage, sell, transfer, encumber and convey without the joinder of any beneficiary, by quitclaim deed from R. C. Mathews Contractor, Inc., of record in Book 5764, Page 222, said Register's Office.

TRACT III:

Reserve Parcel A on the Plan of River Hills Industrial Park, Section 21, of record in Book 5210, Page 264, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwestern corner of Lot No. 2 on the above described subdivision plan and thence in a southerly direction along the easterly boundary of Lot No. 13, Second Resubdivision of Section 15, River Hills Industrial Park, as recorded in Book 5800, Page 5, 220.76 feet to a point; thence, north 81 degrees 17 minutes east 30.00 feet to a point in the westerly boundary of Lot No. 1 of River Hills Industrial Park, Section 21, referenced above; thence, with the west line of said Lot No. 1, northerly 212.94 feet to a point; thence, north 83 degrees 35 minutes west, 30.00 feet to the point of beginning.

Being the same property conveyed to Thomas C. Scott, Trustee, with full power to mortgage, sell, transfer, encumber and convey without the joinder of any beneficiary, by quitclaim deed from R. C. Mathews Contractor, Inc., of record in Book 5806, Page 527, said Register's Office.

Grantor reserves across Lot 13 over the area hereinafter described a perpetual easement for ingress and egress from Spence Lane to Lot 13A on the Plat of the Second Resubdivision of Section 15 of River Hills Industrial Park, of record in Book 2800, Page 5, Register's Office for Davidson County, Tennessee. Said area is described as follows:

BEGINNING at the southwestern corner of Lot 13 on the above described subdivision plat, and thence in a northerly direction along the easterly right-of-way of Spence Lane along a curve to the right with a radius 823.35 feet and a length of 26.21 feet to a point; thence, continuing northerly along the easterly right-of-way of Spence Lane with a curve to the right and a radius of 1,315.40 feet and a length of 39.61 feet to a point; thence, north 75 degrees 13 minutes east, a distance of 229.70 feet to a point; thence, south 07 degrees 33 minutes 30 seconds west, a distance of 60.00 feet, more or less, to the southerly boundary of said Lot 13; thence, along said southerly boundary of said Lot 13 a distance of 221.33 feet to the point of beginning.

The above area of the real estate conveyed by this deed is also subject to a lease dated May 1, 1981, between R. C. Mathews Contractor, Inc. and Cem-Fil Corporation. By acceptance of this deed, the Grantee understands and agrees that Grantor will continue to collect all rent from said lease without proration with the Grantee, and Grantee agrees that Cem-Fil Corporation's lease of said property shall not be disturbed by Grantee in any event.

EXHIBIT "B"

EXCEPTIONS

AS TO TRACT I:

1. Tennessee Valley Authority easement, Book 1291, Page 115.
2. Memorandum of Lease, Book 5345, Page 232.
3. Assignment of Lease, Book 5387, Page 287.
4. Deed of Trust, Book 5387, Page 276.
5. Assignment of Deed of Trust, Book 5397, Page 671.
6. Subordination Agreement, Book 5387, Page 293.
7. Ten (10) foot public utility easement and five (5) foot by twenty-five (25) foot anchor easement shown on the Plat of record.

AS TO TRACT II:

1. Memorandum of Lease, Book 5345, Page 232.
2. Assignment of Lease, Book 5387, Page 287.
3. Deed of Trust, Book 5387, Page 276.

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

RECEIVED OF _____

FOR _____

BOOK 5806 PAGE 537

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
			675000.00- CO 1755.00 CO TX .50 PRFEE 15.00 MDEED CHECK 1770.50-I 2782A10/14/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 63801

IDENTIFICATION REFERENCE

OCT 14 10 09 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 848096