THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kirkhill, Inc. (NAME)	Same (NAME)	P/O 183-100
12021 Woodruff Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Downey, CA 90241 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ninety-One Thousand Four Hundred Eighty-Two and 50/100ths ($91,482.50) *DOLLARS*

BOOK 5826 PAGE 266

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
DEC 2 11 45 AM '81

IDENTIF. REFERENCE

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cash in hand paid, the receipt of which is hereby acknowledged, McDowell Development Corporation, a Tennessee corporation has ~~have~~ bargained and sold, and by these presents does ~~do~~ transfer and convey unto the said Kirkhill, Inc., a California corporation, its successors ~~heirs~~ and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract or parcel of land located in Davidson County, Tennessee, located generally in the northerly quadrant of the intersection of Firestone Parkway and Heil-Quaker Boulevard, and fronting on the northeasterly side of Firestone Parkway and the northwesterly side of Heil-Quaker Boulevard, said property being more particularly described in Exhibit A hereto, which is incorporated herein by reference.

This conveyance is expressly subject to drainage and utility easements and matters shown on the recorded plat identified in Exhibit A.

By execution hereof, McDowell Development Corporation acknowledges receipt from Kirkhill, Inc. of the latter's share of 1981 real property taxes, and McDowell Development Corporation expressly covenants to pay the 1981 real property taxes on the larger parcel of which the property herein conveyed is a part.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $91,482.50

Affiant

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

Notary Public

My commission expires: 7-21-85
(Affix Seal)

NOTARY PUBLIC AT LARGE STATE OF TENN.

This is unimproved ( ) 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 Kirkhill, Inc., its successors ~~heirs~~ *and assigns, forever.*

And Grantor does ~~xx~~ *covenant with the said* Kirkhill, Inc., its successors and assigns *that* it is ~~has~~ *lawfully seized and possessed of said land in fee simple; ~~xhas~~ a good right to convey it, and the same is unencumbered.* except as set forth above.

And Grantor does ~~xdo~~ *further covenant and bind* itself, its successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* Kirkhill, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officers on the date appearing in the acknowledgment below, to make this conveyance on the 30th day of November, 1981.

ATTEST:

Secretary-Treasurer

McDOWELL DEVELOPMENT CORPORATION

By: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert A. McDowell, Jr. and John W. Campbell, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Secretary-Treasurer, respectively, of McDowell Development Corporation, the within named bargainor, a corporation, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Robert A. McDowell, Jr. as such President and attesting thereto by John W. Campbell, Jr. as such Secretary-Treasurer.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of November, 1981.

Evonne N. Polk
Notary Public

My Commission Expires:

January 20, 1985

EXHIBIT A

A parcel of land in Interchange City Industrial Park in the northerly quadrant of Firestone Parkway and Heil Quaker Boulevard in Davidson County, Tennessee, said tract being a portion of Section XXXI of Interchange City Industrial Park of record in Book 5800, page 16 , and being more fully described as follows:

Beginning at a concrete monument in the northeasterly margin of Firestone Parkway, said monument being at the end of the radius return at the intersection of Heil Quaker Boulevard and Firestone Parkway; thence,

1) N 44° 27' W a distance of 400.00' along the northeasterly margin of Firestone Parkway to an iron pin; thence,

2) Leaving the margin of Firestone Parkway, N 45° 33' E a distance of 820.00' to an iron pin; thence,

3) S 44° 27' E a distance of 423.01' to an iron pin on the northwesterly margin of Heil Quaker Boulevard; thence,

4) With the westerly margin of Heil Quaker Boulevard along a curve to the right having a radius of 1,115.92' and a central angle of 3° 25' 55", a distance of 66.84' to a concrete monument; thence,

5) S 45° 33' W a distance of 728.20' with the westerly margin of Heil Quaker Boulevard, to an iron pin, the end of the radius return at the intersection of Heil Quaker Boulevard and Firestone Parkway; thence,

6) With a curve to the right having a radius of 25.00' and a central angle of 90° 00' a distance of 39.27' to the point of beginning and containing 7.997 acres as per survey by John W. Massey, dated September 23, 1981.

Included in said tract but excluded from this conveyance is a 3.372 acre tract of land conveyed to Theodore H. Lightfoot, Trustee, with full power, by warranty deed from McDowell Development Corporation, of record in Book 5067, page 928, Register's Office of Davidson County, Tennessee.

Being a part of the property conveyed to McDowell Development Corporation by warranty deed from Willie Lee Tune and wife, Willie Dell Tune, of record in Book 4419, page 194, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			91482.50- CO	
			237.90 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 250.40-	
0963A	12/02/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

DEC 2 11 45 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 855967