This instrument was prepared by James L. Smith, Attorney at Law
Suite 20, 315 West Main St., Hendersonville, TN 37075

WARRANTY DEED

BOOK 5839 PAGE 488

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
National Service Properties	Same	F.B.# 20W 7000
(NAME)	(NAME)	
	1180 Peachtree St. N.E.	Map 82-6
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
	Atlanta, GA 30309	Parcel 68
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and No/100----------
----------($10.00)------ *DOLLARS*
cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

COWAN INDUSTRIAL PARK, a Tennessee Limited Partnership

has ~~bargained~~ *bargained and sold, and by these presents do transfer and convey unto the said* NATIONAL SERVICE PROPERTIES, INC.

its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

LAND in the 1st Civil District of Davidson County, Tennessee, being Tract No. 1 on the plan of Cowan Industrial Park, Section Five, as surveyed by South Central Engineering Co., Inc., and recorded in Book 5200, page 384, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southerly margin of Cowan Court, said point being the northwesterly corner of the General Box Co., property as of record in Book 4174, page 326, said Register's Office; thence with the westerly line of said General Box Co. property, South 09° 41' 30" East 672.53 feet to a point; thence N. 83° 02' West 208.76 feet to a point; thence N. 09° 41' 30" West 440.15 feet to a point; thence N. 80° 18' 30" E. 170.00 feet to a point; thence N. 9° 41' 30" W. 192.97 feet to a point in the southerly margin of Cowan Court; thence along a curve in the margin of Cowan Court a distance of 36.88 feet to the point of beginning, and containing 2.28 acres, more or less.

Being a portion of the same property conveyed to Cowan Industrial Park, a Tennessee Limited Partnership by Deed from Hardaway Construction Company of record in Book 4666, page 863, Register's Office for Davidson County, Tennessee.

Also included in this conveyance is Grantor's rights in a railroad spur easement from General Box Company dated October 25, 1972 to Hardaway Construction Company in Book 4649, page 457 of Register's

(over)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
The actual consideration or value whichever is greater, for this transfer is $ 105,000.00
Subscribed and sworn to before me, this the 6th day of January, 19 83
Affiant
My commission expires: 7/19/84
(Affix Seal)
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TN

Office, Davidson County, Tennessee and Grantor's rights in a railroad spur easement in a Warranty Deed from Cowan Industrial Park, a Tennessee limited partnership to N.I.I. METALS, INC. (MITCHELL STEEL) dated August 25, 1978 and recorded in Book 5330, page 1, Register's Office for Davidson County, Tennessee, and rerecorded in Book 5344, page 822.
ALSO, Grantor binds itself, its successors, assigns to share equally (50/50) with the Grantee, its successors or assigns the cost of maintenance of any future railroad spur built by Grantee, its successors and assigns from designated Point - "D" as shown on a survey by Barge, Waggoner and Sumner, Inc. and recorded in Book 4649, page 459 of Register's Office, Davidson County, Tennessee, to end of railroad spur on the railroad easement on Lot 1, Section 5, COWAN INDUSTRIAL PARK, (being said lot conveyed by this deed) at such future time that Grantor, its successors or assigns may extend the railroad spur to other tracts in the Section 5, COWAN INDUSTRIAL PARK, 1st. CIVIL DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE subdivision plat recorded on December 18, 1981 in Book 5200, page 384.

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

And it *do/es covenant with the said* Grantee *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as appears of public record

And it *do/es further covenant and bind* itself, its successors and assigns ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 8th *day of* January, *19* 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COWAN INDUSTRIAL PARK, a Limited Tennessee Partnership

BY: HARDAWAY CONSTRUCTION COMPANY, ~~General Partner~~

BY: L. H. Hardaway

L. H. Hardaway, Jr., Partner

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.....

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* L.H. Hardaway, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him*self to be* a Partner in Hardaway Construction Co., Gen. Partner in Cowan Industrial Park *of the* Cowan Industrial Park, *the within named bargainor, a* ~~corporation~~ Limited Partnership, *and that* he *as such* partner, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the* ~~corporation~~ Limited Partnership *by* him*self as* such partner

Witness my hand and seal, at office in Nashville, Tennessee

this 9th *day of* January, *19* 82.

Dorothy Blevins
Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

Commission Expires 6/12/84

6623 01/11 255.50- CHECK

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

G 7 4 7 9 3

IDENTIF. REFERENCE

JAN 11 9 44 AM '82

FELIX A. ROBERTSON JR. REGISTER
DAVIDSON COUNTY, TENN.

PUSH

BOOK 5839 PAGE 491

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5839 PAGE 492

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
			105000.00-	CO
			273.00	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	285.50-
6623A01/11/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 4 7 9 3

IDENTIF. REFERENCE

JAN 11 9 44 AM '82

REGISTER
DAVIDSON COUNTY, TENN.

No. 861389