Address New Owner as follows:	Send tax bills to:	Map-Parcel No:
Company Stores Capital Corp. Suite 140, Two Maryland Farms Brentwood, Tennessee 37027	Same	26-94

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, HERITAGE LAND COMPANY, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto COMPANY STORES CAPITAL CORP., a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

> A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, City of Goodlettsville, Tennessee and being Lot No. 4 on the Plan of Section 8, Northgate Park, of record in Book 5200, page 512, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:
>
> Beginning at an iron pin lying on the westerly margin of Conference Drive, said iron pin being 887.48 feet more or less along said margin from the southerly margin of Long Hollow Pike; thence with the westerly margin of Conference Drive S 22° 32' 42" W 360. ft. to an iron pin; thence southerly with the westerly margin of Conference Drive along a curve to the left having a radius of 472.40 ft. and having a cord bearing and distance of S 7° 04' 43.5" W, 251.951 ft., a distance of 255.04 ft. to an iron pin; thence leaving said margin S 81° 36' 45" W 315.73 ft. to an iron pin lying on the easterly margin of the controlled access right-of-way for Interstate 65; thence with said margin N 21° 16' 46" W 280.65 ft. to an existing highway right-of-way monument; thence N 5° 06' 22" W 192.16 ft. to an existing highway right-of-way monument; thence N 00° 24' 49" W 270.43 ft. to an iron pin; thence leaving said margin N 89° 35' 11" E 367.66 ft. to an iron pin; thence S 67° 27' 18" E 254.10 ft. to the point of beginning, and containing 325,593 square feet or 7.475 acres, more or less.
>
> Being a portion of the same property conveyed to Heritage Land Company by deed from Northgate Industrial Park, a joint venture, recorded in Book 5380, page 262, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for taxes for 1983 which will be assumed by the Grantee herein; the recorded plan shows an Owner's Certificate, a 65 foot minimum building setback line from the easterly margin of the property along Conference Drive, a 10 foot public utility and drainage easement along the southerly, westerly, and northerly margins of the property, an overhang easement in the northeasterly corner of the property, an overhang easement along the southerly margin of the property, two 3' x 15' anchor easements for existing power poles on the easterly margin of the property, and a notation that screening is required along the westerly

margin of the property along the controlled access right-of-way for I-65 as per Planning Commission Minutes dated March 28, 1983; easements and rights-of-way to American Telephone and Telegraph Company for the construction, operation, maintenance, replacement and removal of communication systems of record in Book 1237, page 432, and Book 1260, page 22, said Register's Office which may affect the subject property; easement to Postal Telegraph Cable Company, its successors and assigns, to construct, operate and maintain lines of telegraph and telephone of record in Book 722, page 40, said Register's Office which may affect the subject property; lack of direct access to I-65 from the property, said right of access and all rights of ingress and egress to, from and across the controlled access highway and to and from abutting lands having been granted and conveyed to the State of Tennessee by deed of record in Book 4126, page 99, Book 4131, page 104, by decree of the Sixth Circuit Court of record in Book 4219, page 203, all in said Register's Office and having also been vested in the Metropolitan Government of Nashville and Davidson County by deed of record in Book 4951, page 574, said Register's Office; Restrictive Covenants of Northgate Industrial Park filed for record in Book 5069, page 633, said Register's Office; a Deed of Dedication from Northgate Industrial Park to Madison Suburban Utility District of Davidson County, Tennessee, of record in Book 5588, page 905, said Register's Office, regarding water mains, and attached fittings, valves and fire hydrants located and installed on the streets of Northgate Park; restrictions in deed of record in Book 5356, page 1 providing that the area within 500 feet of the property conveyed therein shall be subject to restrictions providing for no manufacturing unless agreed to by the Kentucky-Tennessee Conference Association of Seventh Day Adventists and no retail stores, including liquor stores, the southeasterly corner of the property conveyed herein being within 500 feet of said property.

AND GRANTOR further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this the 25th day of May, 1983.

HERITAGE LAND COMPANY
By:

Franklin S. Clark
FRANKLIN S. CLARK, PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Franklin S. Clark, who acknowledged himself to be the president of Heritage Land Company, the bargainor, and that he as such president, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the company by himself as such president.

WITNESS my hand and official seal at Nashville, Tennessee on this the 25th day of May, 1983.

Sheila A. Anderson
NOTARY PUBLIC

My commission expires:
11/3/84

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $459,086.13.

John N. Popham
AFFIANT

Sworn to and subscribed before me this the 24th day of May, 1983.

NOTARY PUBLIC

My commission expires:

11/3/84

This instrument was prepared by:

JOHN N. POPHAM, Attorney
TUNE, ENTREKIN & WHITE
26th Floor, First American Center
Nashville, Tennessee 37238

H 4 9 9 5 8

IDENTIF. REFERENCE

MAY 25 2 49 PM '83

FELIX T. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6063 PAGE 85

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			459086.13- CO	
			1193.66 CO TX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK 1203.16-	
			0139A05/25/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 49958

IDENTIF. REFERENCE

MAY 25 2 49 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 951544