BOOK 6064 PAGE 307

mail

This Instrument Prepared By:
INGRAHAM, CORBETT & ZINN
2114 Parkway Towers
Nashville, TN 37219

DEED

New Owner:	Send Tax Bill To:	Map & Parcel:
Rogers Group, Inc. P.O. Box 25250 Nashville, Tennessee 37202	Same	To be assgn.

WHEREAS, Ralph Rogers & Company, Inc., a Delaware corporation, Rogers Group, Inc., an Indiana corporation, and affiliated companies, were parties to a merger effective March 27, 1983, of which Rogers Group, Inc. is the surviving corporation; and

WHEREAS, pursuant to such merger, Rogers Group, Inc. has assumed the ownership of certain property in Davidson County, Tennessee previously titled in the name of Ralph Rogers & Company, Inc.

NOW THEREFORE, pursuant to the terms of the merger referred to above, RALPH ROGERS & COMPANY, INC., a Delaware corporation, as GRANTOR herein, hereby conveys and quitclaims unto the said ROGERS GROUP, INC., an Indiana corporation, as GRANTEE herein, its successors and assigns, the following described property in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, and being two (2) reserved parcels as shown on the plan of Fairground Commercial Park of record in Plat Book 5200, Page 74, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

TRACT 1

Beginning at an iron pin on the northerly margin of Rosedale Avenue and on the easterly margin of the Louisville and Nashville Railroad R.O.W., said point of beginning being the southwest corner of this tract; thence with the margin of said Railroad N 48¼ 55' 00" E 210.00 feet to a point; thence leaving the margin of said Railroad and with the line of Lot No. 1 of the aforesaid Subdivision S 41¼ 05' 00" E 63.84 feet to a point on the northwesterly margin of Fairground Court; thence with the margin of said Court and a curve to the left having a radius of 188.20 feet a distance along the curve of 62.74 feet to a concrete monument; thence continuing with said Court S 33¼ 27' 57" W 104.00 feet to a concrete monument; thence with a curve to the right having a radius of 20.00 feet a distance along the curve of 31.42 feet to a concrete monument on the northerly margin of the aforesaid Rosedale Avenue; thence with the northerly margin of said Avenue N 54¼ 52' 48" W 77.76 feet to the point of beginning.

TRACT 2

Beginning at a concrete monument on the westerly margin of Waycross Drive, said point of beginning being the southeasterly corner of this tract and in the northerly line of the Melrose Heights Subdivision of record in Plat Book 1835, Page 11, R.O.D.C., Tennessee; thence with the northerly line of said Melrose Heights the next six calls: N 84¼ 13' 26" W 333.16 feet to a concrete monument; thence S 08¼ 11' 34" W 20.01 feet to a concrete monument; thence N 76¼ 40' 26" W 283.15 feet to a concrete monument; thence N 56¼ 22' 26" W 260.43 feet to a concrete monument; thence N 84¼ 26' 26" W 85.17 feet to a concrete monument; thence N 56¼ 22' 26" W 95.16 feet to a concrete monument on the southeasterly margin of Fairground Court; thence with the southerly margin of said Fairground Court the next six calls: N 33¼ 27' 57" E 9.00 feet to a concrete monument; thence with a curve to the right having a radius of 138.20 feet a distance along the curve of 195.97 feet to a concrete monument; thence with a curve to the left having a radius of 687.89 feet a distance along the curve of 364.78 feet to a concrete monument; thence N 84¼ 19' 57" E 18.86 feet to a concrete monument; thence with a curve to the right having a radius of 50.00 feet a distance along the curve of 36.14 feet to a concrete monument; thence with a curve to the left having a radius of 50.00 feet and a long chord of 99.26 feet, a distance along the curve of 144.86 feet to a point; thence leaving said Fairground Court and with the easterly line of Lot No. 1 of the aforesaid Fairground Commercial Park N 49¼ 44' 13" E 110.00 feet to a point; thence N 08¼ 55' 00" W 280.85 feet to a point; thence leaving said Lot No. 1 S 58¼ 18' 49" E 548.78 feet to a concrete monument on the westerly margin of the aforesaid Waycross Drive; thence with the margin of said Waycross Drive the following calls: S 08¼ 27' 34" E 117.73 feet to a concrete monument; thence S 08¼ 38' 42" E 204.14 feet to a concrete monument opposite the intersection of Camden Drive; thence with a curve to the right having a radius of 20.00 feet a distance along the curve of 31.42 feet to a concrete monument; thence S 09¼ 04' 51" E 49.91 feet to a concrete monument; thence with a curve to the right having a radius of 20.00 feet a distance along the curve of 31.42 feet to a concrete monument; thence S 09¼ 25' 00" E 5.15 to a concrete monument; thence with a curve to the right having a radius of 474.36 feet a distance along the curve of 104.92 feet to a concrete monument; thence S 03¼ 15' 23" E 6.00 feet to a concrete monument; thence S 00¼ 26' 06" W 31.32 feet to the point of beginning.

The above two (2) described tracts contain a total of 6.691 acres, more or less, according to said subdivision plan.

Being the same property conveyed to Ralph Rogers & Company, Inc. by Quitclaim Deed of record in Book 5743, Page 698, Register's Office, Davidson County, Tennessee.

The conveyance is made subject to the following:

(1) All easements as shown on the recorded plan of Fairground Commercial Park of record in Plat Book 5200, Page 74, R.O.D.C., Tennessee; and

(2) An easement is hereby expressly reserved in favor of a tract, adjacent to the property herein conveyed, described in deed of record in Book 5316,

Page 337, R.O.D.C., Tennessee, for a presently existing fence located on or near the common line between Lot 1 and reserved parcel 31 as such lot and reserved parcel are shown on the Plan of Fairground Commercial Park of record in Plat Book 5200, Page 74, R.O.D.C., Tennessee.

(3) To all other limitations, restrictions and encumbrances which may affect the premises whether of record or otherwise.

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 and assigns forever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this the 20th day of May, 1983.

RALPH ROGERS & COMPANY, INC.

By: Ben R. Rechter
Ben R. Rechter
Executive Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Ben R. Rechter with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Executive Vice President of Ralph Rogers & Company, Inc., the within named bargainor, a corporation and that Ben R. Rechter as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Ben R. Rechter as such Executive Vice President.

WITNESS my hand and official seal at office this 20th day of May, 1983.

Patricia O. Broom
Notary Public

PATRICIA O. BROOM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires 1-19-86.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.00.

W Lee Corbett
Affiant

Sworn to and subscribed to before me this the 20th day of May, 1983.

Bonnie J. Lee
Notary Public

My commission expires April 20, 1986.

BONNIE J. LEE NOTARY PUBLIC AT LARGE STATE OF TENN.

536 05/26 12.03- CHECK

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IDENTIF. REFERENCE

MAY 26 3 21 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN