This Instrument Was Prepared By:
Claiborne K. McLemore III
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6057 PAGE 688

Address of New Owner(s):
Herbert M. Shayne, Trustee
P.O. Box 1310
Nashville, Tennessee 37202

Send Tax Bills to:
Same

Map Parcel No:
94-6-2
Field Book No.:
2DA 69032

WARRANTY DEED

WHEREAS, the shareholders of CLINTON REALTY COMPANY, a Tennessee corporation, have adopted a Plan of Reorganization, involving the transfer of all the assets of CLINTON REALTY COMPANY; and

WHEREAS, the above referenced Plan of Reorganization calls for the transfer of the below described property to the shareholders of the CLINTON REALTY COMPANY; and

WHEREAS, the shareholders have designated Herbert M. Shayne, Trustee, to receive and take title to the below described property for and on their behalf;

NOW, THEREFORE, pursuant to the above referenced Plan of Reorganization and for no monetary consideration, CLINTON REALTY COMPANY, a Tennessee corporation, (the Grantor) has this day bargained and sold and does hereby transfer and convey to HERBERT M. SHAYNE, TRUSTEE, with full power and authority to reconvey without the necessity of the joinder of any beneficiary or other person (the Grantee), his assigns and successors, a certain tract of land situated in Davidson County, Tennessee, to wit:

Being Lot 30 on a Plat entitled "Visco Industrial Subdivision Section 5," of record in Book 4175, page 6, Register's Office for Davidson County, Tennessee, and described more fully as follows:

BEGINNING at a point in the south margin of Visco Drive, said point being on the center line of a drainage ditch 840 feet, more or less, long running to the Cumberland River, said point being the northeast corner of the property conveyed by Vine Street Realty Company to Marmar Corporation by deed recorded in Book 4254, Page 962, said Register's Office, to which reference is hereby made for further indentification of the beginning point; thence north 62° 37' east, along the southerly margin of Visco Drive, 676.32 feet to a point; thence continuing in an easterly direction along the southerly margin of Visco Drive on a slight curve to the right, whose included angle is 7° 39' 50", radius 440.00', tangent 29.47', 58.85' to a point; thence south 27° 23' east 342.55' to a point; thence south 55° 04' west 641' to a point; thence continuing in a westerly direction along a slight curve to the right, whose included angle is 6° 04' 52", radius 943.55', tangent 50.00', 99.91' to a point, the same being the southeast corner of the above referred to Marmar Corporation property; thence north 27° 23' west, along the easterly margin of the Marmar Corporation property, 438.53' to the southerly margin of Visco Drive, the point of beginning, and containing 6.66 acres, more or less.

Being all the property conveyed to the Grantor by deed from Vine Street Realty Company, of record in Book 4272, page 90, said Register's Office.

Current property taxes to be assumed by Grantee.

The above described property is conveyed expressly subject to the following:

1. Restrictive covenants of record in Book 4218, page 237, in the Register's Office for said County, insofar as they may be applicable to the property described above, except as modified by a supplemental unrecorded agreement between Grantor and Vine Street Realty Company, a private Tennessee corporation, executed under date of August 30, 1968, in which a limited right of resubdivision was granted to Grantor and its successors.

06/02 2:34.50 - CHECK

1792

2. An easement, which shall, in no event, exceed 10 feet in width, or such lesser width as may be permitted by the planning commission of the Metropolitan Government of Nashville and Davidson County, Tennessee, contiguous to the easterly boundary line of said property for utility and drainage purposes.

3. A 10-foot easement contiguous to the westerly boundary of said property for utility and drainage purposes.

4. A 25-foot easement contiguous to the southerly boundary line of said property for a railroad spur track right-of-way and utility purposes.

5. A building set-back line along the northerly boundary of said property, not in excess of 50 feet from said boundary.

This is improved property located generally at 1105 Visco Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his assigns and successors, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as herein set out. The Grantor further covenants and binds itself, its assigns and successors to warrant and forever defend the title to said real estate to said Grantee, his assigns and successors, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has executed this instrument on this 26 day of May, 1983.

CLINTON REALTY COMPANY

By: Bernard Werthan Jr
Bernard Werthan, Jr.
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bernard Werthan, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Clinton Realty Company, the within named bargainor, a corporation, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at Nashville, Tennessee, this 26 day of May, 1983.

Jean Patterson
Notary Public

My commission expires: 10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

M E Dallas
Affiant

Subscribed and sworn to before me,
this 26th day of May, 1983.

Jean Patterson
Notary Public

My Commission Expires: 10-20-85

RUSH

IDENTIF. REFERENCE

H 5.1 3 6 1

JUN 2 8 50 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY-
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6067 PAGE 691

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
			875000.00-	CO
			2275.00	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	2284.50-
1792A06/02/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 1 3 6 1

IDENTIF. REFERENCE

JUN 2 8 50 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 953148