Address New Owner:

National Realty Associates, II
922 West Ridge Pike
Conshohocken, PA 19428

Send Tax Bills:

SAME

Map 51-8, Parcel 17
Field Book 1ID00320

BOOK 6097 PAGE 504

Madison, Tennessee

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT MVS ASSOCIATES II, a Pennsylvania limited partnership whose address is 922 West Ridge Pike, Conshohocken, Pennsylvania 19428 ("Grantor") conveys to NATIONAL REALTY ASSOCIATES II, a Pennsylvania limited partnership whose address is 922 West Ridge Pike, Conshohocken, Pennsylvania 19428 ("Grantee") for the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, a certain parcel of real property situate in the City of Madison, Davidson County, Tennessee, TOGETHER with all and singular the buildings, streets, alleys, passages, ways, waters, watercourses, rights, liberties, privileges, improvements, hereditaments, easements and appurtenances whatsoever, thereunto belonging or in any wise appertaining, and the reversions and remainders thereof and more particularly described in Exhibit "A" attached hereto and forming a part hereof.

Prior Instrument Reference: recorded in the Public Records of Davidson County, Tennessee in Volume Page .

And the said Grantor hereby covenants to Warrant and Defend, Forever, the said real property unto the said Grantee its heirs, executors and assigns against the said Grantor its successors and assigns and every person or persons whomsoever lawfully claiming or to claim the same by, through, or under the said Grantor.

UNDER AND SUBJECT NEVERTHELESS, to zoning and building codes and regulations and all matters of record.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal effective as of the 1st day of May , A.D., 1983.

MVS ASSOCIATES II, a Pennsylvania limited partnership

WITNESS:

By: INTERNATIONAL PROPERTY CONSULTANTS, INC., a Pennsylvania corporation

Frank Dubin

By: A. J. Mannino Jr.
Anthony J. Mannino, Jr.
Vice President

April Oatley

Attest: _____
(Corporate Seal)

This Instrument Prepared By:
Frank Dubin, Esquire
922 West Ridge Pike
Conshohocken, Pennsylvania 19428

IDENTIF. REFERENCE
JUL 19 12 59 PM '83
FELIX Z. WHITESELL JR. REGISTER
DAVIDSON COUNTY, TN

2944 07/19 971.24- CHECK
H 6 1 2 9 0

Tennessee

BOOK 6097 PAGE 505

COMMONWEALTH OF PENNSYLVANIA)
) SS
COUNTY OF PHILADELPHIA)

BEFORE me, a Notary Public in and for said State and County, duly commissioned and qualified, appeared MVS ASSOCIATES II, a Pennsylvania limited partnership, by its sole general partner INTERNATIONAL PROPERTY CONSULTANTS, INC., a Pennsylvania corporation, by its Vice President, Anthony J. Minnaugh Jr. with whom I am personally acquainted and who, upon his oath acknowledged himself to be the Vice President of said corporation, and that as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President in behalf of said limited partnership, as sole general partner of said limited partnership.

WITNESS my hand and official seal this 18th day of May, 1983.

Annemarie Davis
Notary Public

ANNEMARIE DAVIS
Notary Public, Phila., Phila. Co.
My Commission Expires Sept. 11, 1986

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $369,950.00.

Helen Howe
Affiant

Subscribed and sworn to before me, this the 19th day of July, 1983.

Donald C. Carr
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 10-1-85

MADISON, TN #407

Land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, and described according to a land title survey made by Bruce Rainey & Associates, dated August 8, 1979, and revised August 15, 1979, as follows:

Beginning at an iron pin on the westerly right-of-way of Gallatin Pike (US 31E) said point of beginning being the northeast corner of this tract and the SE corner of the Red Ace Petroleum Co., Inc., property of record in D. B. 4518, page 225, Register's Office for Davidson County, Tennessee; thence with the margin of said pike S. 29°00'00" West 100.00 feet to an iron pin set by others; thence leaving the margin of said pike and with the line of the U-Haul Company of Nashville, a Tennessee corporation, property of record in D.B. 5136, page 215, Register's Office for Davidson County, Tennessee, N. 61°00'00" West 211.50 feet to a concrete monument set by others; thence continuing with said U-Haul property N. 20°11'21" East 101.19 feet to a concrete monument, set by others, in the southerly line of the Bert C. Ferguson et ux property of record in D. B. 3252, page 539, Register's Office for Davidson County, Tennessee; thence with Ferguson's line S. 61°00'00" East passing Ferguson's corner at 77.0 feet in all 227.00 feet to the point of beginning, containing 21,924 square feet, more or less.

Being the same property conveyed to Volume Development Corporation by deed from F. Clay Bailey, Jr., Trustee and F. Clay Bailey, Jr., of record in Deed Book 5516, page 295, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 6097 PAGE 507

RECEIVED OF_____

FOR_____

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
			369950.00- CO	
			961.74 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	971.24-
2944A	07/19/83		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 6 1: 2 9 0

IDENTIF. REFERENCE

JUL 19 12 59 PM '83

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 964647