(1)

Address New Owner as follows:	Send tax bills to:	Map-Parcel No.:
601 Broadway P.O. Box 1106 Nashville, Tennessee 37202	Same	Part of 044-00-0 Parcel 0.17.00

BOOK 6274 PAGE 436

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, HANES INVESTMENT COMPANY, INC., a North Carolina corporation, (herein referred to as "Grantor"), has bargained and sold, and by these presents does transfer and convey unto DAN W. MADDOX, (herein referred to as "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Real Property in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, more particularly described according to a survey dated January 12, 1984, by Barry Greer & Associates, Land Surveyors, Drawing No. 946, as follows:

Beginning at an existing iron pin in the northern right of way margin of Robinson Road at the southeast corner of the Stringfellow Lumber Co., Inc. property as of record in Book 4909, page 877, Register's Office for Davidson County, Tennessee; thence N 45° 07' E 988.22 feet to an iron pin set; thence S 48° 08' 19" E 388.50 feet to an existing iron pin in the northerly margin of a private road; thence southwesterly with a curve to the left having a delta of 47° 18' 05", a radius of 127.17 feet, a tangent of 55.69 feet and a chord of S 65° 17' 41" W (102.03 feet), a distance of 104.99 feet to an iron pin set; thence along the margin of said private road, S 41° 39' W 899.87 feet to an iron pin set; thence with a curve to the right having a delta of 95°, a radius of 25.00 feet, a tangent of 27.28 feet and a chord of S 89° 09" W (36.86 feet), a distance of 41.45 feet to an iron pin set in the northern right of way margin of Robinson Road; thence along the northern right of way margin of Robinson Road, N 43° 21' W 381.60 feet to an existing iron pin, being the point of beginning, and containing 8.73 acres, more or less.

Being part of the same property conveyed to Hanes Investment Company by deed from Hanes Converting Company, a North Carolina corporation, of record in Book 6129, page 397, Register's Office for Davidson County, Tennessee.

TOGETHER WITH a permanent, non-exclusive right of way and easement for ingress, egress and regress to and from Robinson Road over, upon and across that certain land of the Grantor which adjoins the southeasterly boundary of the above described tract and being a strip of land 60-feet wide, with its northwesterly boundary being the southeasterly boundary of the above described tract and its southeasterly boundary being a line running parallel to, and 60 feet from, the southeasterly boundary of the above described tract, and running between said boundaries from Robinson Road to the easternmost corner of the above described tract. Said easement is shown on the above referenced survey as a "Private Road (60' ±)" contiguous to the southeasterly line of the above described tract. Said easement shall be subject to the following terms and conditions:

1. The definition of "Road" as used herein shall include said "Private Road (60' ±)" shown on the above referenced survey and

shall also include, but not be limited to, all storm drains, pipes, ditches and culverts.

2. Grantor shall maintain the Road in its present condition, reasonable wear and tear excepted. Grantor's removal, abandonment or movement of the Road from its present location shall not change or affect the above described easement being conveyed herein. Provided, however, that Grantor shall have the right to dedicate the Road to public use and have maintenance and upkeep assumed by appropriate municipal governmental authorities.

3. Grantee shall share in the expense of maintenance of the Road in the proportion that Grantee's total building square footage bears to the total square footage of other buildings being served by the Road.

4. Grantor reserves unto itself, its successors and assigns, easements for utilities including, electrical, telephone, television, water, sewer, natural gas and other utilities necessary to serve Grantor's remaining property.

5. The Road shall only be used for normal vehicular traffic necessary in connection with the present business operation of the facilities located on the land herein conveyed. Any use not consistent with the preceding sentence that damages the Road shall be paid for by the property owner responsible for said damage, ordinary wear and tear excepted.

6. This easement is for the use and benefit of the land herein conveyed and shall be permament, subject to the conditions herein stated, and shall be appurtenant to and run with the land herein conveyed. The terms and conditions herein imposed shall be binding upon and inure to the benefit of the heirs, successors and/or assigns of the Grantor and Grantee.

EXCEPTING AND RESERVING UNTO GRANTOR, its successors and assigns, a permanent easement for sanitary sewer, septic tank, septic tank drainage lines and nitrification fields described as follows:

BEGINNING at the northernmost corner of the above described tract and running thence with the northeast line of said tract, South 48° 08' 19" East 30.27 feet to a point; running thence South 42° 55' 03" West 559.64 feet to a point; running thence South 15° 35' 39" East 20.43 feet to a point; running thence South 48° 41' 40" East 241.81 feet to a point; running thence South 41° 18' 20" West 78.98 feet to a point; running thence North 48° 08' 19" West 261.40 feet to a point; running thence South 42° 55' 03" West 345.22 feet to a point in the Northeast right of way line of Robinson Road; running thence with said right of way line, North 43° 21' West 68.35 feet to an iron stake, the westernmost corner of the above described property; running thence with the northwestern line, North 45° 07' East 988.22 feet to the point and place of BEGINNING.

The easement herein reserved (hereinafter "Sewer Easement") is subject to the following terms and conditions:

1. The Sewer Easement shall include, but not be limited to, the installation, repair and replacement of a septic tank and nitrification field necessary to meet any and all requirements or standards of any local or state governmental authority to provide sewage services to the property of Grantor adjacent to, and situated immediately to the northeast of, the property herein conveyed and to the property herein conveyed.

2. Grantee accepts the Sewer Easment in its present condition and agrees to maintain the Sewer Easement, reasonable wear and tear excepted.

3. Grantor shall share in the expense of maintenance of the Sewer Easement in the proportion that Grantor's employees (yearly average) located in buildings served by the septic tank and nitrification field bears to the total number of employees (yearly average) located in buildings served by the septic tank and nitrification field.

4. In the event that the presently existing septic tank and/or drain field must be expanded or an additional field added in order to accomodate the initial use of Grantee and Grantor, Grantor shall pay the expense for such expansion. Any future expansion shall be at the expense of the party expanding the use of its system.

5. In the event that Grantee connects to municipal sewer, then Grantor agrees to release its rights to the Sewer Easement. Grantee hereby agrees to connect Grantor's system to the municipal sewer, with the Grantor paying any additional costs incurred to Grantee in making said connection. Grantor and Grantee shall share any maintenance expense for such municipal sewer system in the same proportion as defined in Paragraph 3 above.

6. In the event that the sewer systems are connected to municipal sewer, then Grantee hereby agrees to grant unto Grantor a defined easement for sanitary sewer lines across the property of Grantee.

7. This easement is for the common use and benefit of the property herein conveyed and the property of the Grantor adjacent to, and situated immediately to the northeast of, the property herein conveyed, and shall be appurtenant to and run with said tracts, subject to the terms and conditions hereinabove stated.

EXCEPTING AND RESERVING UNTO GRANTOR, its successors and assigns a 15-foot storm drainage easement which is contiguous to the northwest line of the property herein conveyed; running from the northernmost corner of said property to its westernmost corner at Robinson Road.

This is improved property known as 931 Industrial Road, Nashville, Davidson County, Tennessee.

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

AND GRANTOR does covenant with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, except as set forth in Exhibit "A" which is attached hereto and incorporated herein by reference.

AND GRANTOR does further covenant and bind itself and its heirs, successors and representatives to warrant and forever defend the title to the said land to Grantee, its heirs, successors and assigns, against the lawful claims of all persons whomsoever, except as set forth on attached Exhibit "A".

WHEN USED HEREIN, the singular shall include the plural, and vice versa, and the use of any gender shall include all other genders.

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused this instrument to be executed by its duly authorized officer, this 16th day of April, 1984.

HANES INVESTMENT COMPANY, INC.

BY: Joel A. Weston Jr.
TITLE: Pres

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joel A. Weston, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and, who, upon oath, acknowledged himself to be the President of Hanes Investment Company, Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Witness my hand and official seal at Forsyth County, this 16th day of April, 1984.

NOTARY PUBLIC

My commission expires: 9/29/87

STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

The actual consideration for this transfer or value of the property (whichever is greater) is $ 1,226,468. This is equal to or greater than the amount which the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 16th day of April, 1984.

NOTARY PUBLIC

My commission expires: September 29, 1987

NOTARY PUBLIC * OFFICIAL SEAL
DEBORAH J. BRANN
My Commission Expires
Sept. 29, 1987
County of Forsyth
NORTH CAROLINA

This instrument was prepared by:
JOHN N. POPHAM
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

EXHIBIT "A"

1. Taxes for the year 1984, a lien, but not yet due and payable, which have been prorated and assumed by Grantee.

2. Contract of Conveyance and Non-Exclusive Easement of record in Book 5861, page 693, said Register's Office.

3. Survey of Barry Greer and Associates, dated January 12, 1984, shows a 50 foot Tennessee Natural Gas Transmission Line Easement across the premises and a private drainage and utility easement along the northwest line of premises with a sewer line located therein.

4. Deed of Trust dated January 19, 1982, from Hanes Converting Company to Charles K. Wray, Trustee for The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, of record in Book 5842, page 355, said Register's Office. Said debt is further secured by a UCC-1 financing statement of record in Book 5842, page 379, said Register's Office. Said Deed of Trust has been amended by Agreement of record in Book 6182, page 482, said Register's Office. Said Deed of Trust and financing statements were assigned to the Northwestern Bank by Assignment and Security Agreement dated January 19, 1982 and of record in Book 5842, page 368, said Register's Office. The debt secured by said instruments will be assumed by the Grantee herein.

1500

IDENTIF. REFERENCE

APR 19 4 05 PM '84

REGISTER
DAVIDSON COUNTY, TN

11671 2

04/19 3934.40- 0425X

3963

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

RECEIVED OF _____

FOR _____

BOOK 6274 PAGE 441

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
	CO	1,226,468.00		

3168.90 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 3204.40-
9963A04/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11:67:12

IDENTIFICATION REFERENCE

APR 19 4 05 PM '84

No. 29679