This Instrument Prepared By:
BASS, BERRY & SIMS (JST)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6392 PAGE 453

Address New Owner(s):	Send Tax Bill To:	Map-Parcel Nos.
DAN W. MADDOX 601 Broadway P. O. Box 1106 Nashville, TN 37202	SAME	Map 44 Parcel 34

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, HANES INVESTMENT COMPANY, INC., a North Carolina corporation ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto DAN W. MADDOX ("GRANTEE"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described on attached Exhibit A, which is incorporated herein by this reference thereto;

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 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 on Exhibit A.

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

This is unimproved property.

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 caused this instrument to be executed by its duly authorized officer, this 17 IH day of JULY, 1984.

GRANTOR:

HANES INVESTMENT COMPANY, INC.

By: Jerry W. Greene Secretary-Treasurer
(Title)

Hanes Investment Company, Inc. is one and the same entity as Hanes Investment Company, a North Carolina corporation.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is made for the same consideration as that paid in respect of the conveyance evidenced by a Warranty Deed dated April 16, 1984, from Hanes Investment Company, Inc. to Dan W. Maddox, of record in Book 6274, page 436, Register's Office for Davidson County, Tennessee. The actual consideration for both that transfer and this transfer (or value of all of the property, whichever is greater) is $1,226,468, which amount is equal to or greater than the amount which said property would bring at a fair and voluntary sale. Pursuant to T.C.A. § 67-4-409(a), tax was paid on the sum of $1,226,468 in connection with the recording of the aforesaid deed; accordingly, no additional tax is due upon the recording of this instrument.

Sworn to and subscribed before me this 28th day of Sept, 1984.

Notary Public

My Commission Expires:

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared JERRY W. GREENE, 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 Secretary-Treasurer of HANES INVESTMENT COMPANY, INC., the within-named bargainor, a corporation, and that he as such Secretary-Treasurer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Secretary-Treasurer.

WITNESS my hand and seal, at office, in Winston-Salem, Forsyth County, North Carolina, this 17th day of July, 1984.

Notary Public

My Commission Expires:

December 26, 1987

OFFICIAL SEAL
NOTARY PUBLIC — NORTH CAROLINA
COUNTY OF DAVIDSON
PAUL BRYAN REID
My Commission Expires Dec. 26, 1987

EXHIBIT A

LAND in Davidson County, Tennessee, more particularly described as follows:

BEING Lot 1 on the Plan of the Hanes Commercial Subdivision, Section One, as of record in Book 6200, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said Lot.

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 Grantor that adjoins the northern and northwestern boundaries of the hereinabove described tract and is shown as the "Private Roadway Easement" on the above described plan. The easement herein granted shall run within said Priate Roadway Easement from the northeasternmost point at which the hereinabove described property fronts on said Private Roadway Easement to the intersection of said Private Roadway Easement with Robinson Road. The easement herein granted shall also be subject to the following terms and conditions:

1. As used herein, the term "Road" shall refer to the roadway presently situated in said Private Roadway Easement and shall 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 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 served by the Road bears to the total of the 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 and the land conveyed to Grantee by deed of record in Book 6274, page 436, Register's Office for Davidson County, Tennessee. 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 permanent, 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 Grantor and Grantee.

The hereinabove described property is unencumbered, except for:

1. 1984 property taxes, 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, Register's Office for Davidson County, Tennessee.

3. Restrictions and other matters shown on the above described plan, and matters snown on the survey of Barry Greer & Associates dated January 12, 1984.

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

153009

IDENTIFICATION REFERENCE

Sep 27 12 55 PM 84

DUPLICATE

Tax paid on this
In the amount of 3.15
on instrument #
recorded in Davidson
County Register's Office
Date