B0478

DP2:CDBBK00275 10/24/84

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

GENERAL WARRANTY DEED

BOOK 6420 PAGE 3

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
Sanbury Corporation 6405 Barfield Rd. Atlanta, Ga. 30328	Same	163 - 72 163 - 73 163 - 75

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, USI PROPERTIES CORP., a Delaware Corporation, ("Grantor"), has bargained and sold, and by these presents does tranfer and convey unto SANBURY CORPORATION, a Georgia corporation, ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A. Said property is the same property conveyed to Grantor by deed of record Book 5455, page 303, Register's Office of Davidson County, Tennessee. Said property is unencumbered except as follows:

(a) Sewer easement of record in Book 4264, page 899, said Register's Office;

(b) Easement for flow of Collins Creek;

(c) Such state of facts as an accurate survey would disclose;

(d) Real estate taxes not yet due and payable; and

(e) Applicable building and zoning laws.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein setout. Grantor further covenants and binds itself and its successors to warrant and forever defend the title to the said land to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except claims arising out of matters to which this conveyance is made subject.

Grantor also assigns to Grantee its interest as landlord under any leases affecting the subject property.

4328

WITNESS Grantor's hand this 30TH day of OCTOBER, 1984.

USI PROPERTIES CORP.

BY: _____
Title: PRESIDENT

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

The actual consideration for this transfer or value of property (whichever is greater) is $810,000.

_____
Affiant

Sworn to and subscribed before me this 30TH day of OCTOBER, 1984.

_____
Notary Public

My Commission Expires:
CHAS. J. ESSIG
Notary Public, State of New York
No. 30 [illegible]
Qualified in Nassau County
Commission Expires March 30, 1986

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared CRAIG SERGEANT, 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 USI PROPERTIES CORP., the within named bargainor, a corporation, and that he as such HAS executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by HIM as PRESIDENT.

WITNESS my hand and seal, at office in 1185 AVE. OF AMERICAS NEW YORK, NEW YORK County, NEW YORK, this 30TH day of OCTOBER, 1984.

_____
Notary Public

My Commission Expires:
CHAS. J. ESSIG
Notary Public, State of New York
No. 30-4655740
Qualified in Nassau County
Commission Expires March 30, 1986

NOTARY PUBLIC STATE OF NEW YORK

EXHIBIT A

BOOK 5430 PAGE 5

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at a point on the northerly margin of Bell Road, said point also being a common corner between the aforesaid and Attorney's Title Property, thence with said margin in a westerly direction with a 2842.00 foot radius curve to the left a distance of 50.0 feet to an iron pin and continuing 311.87 feet for a total of 361.87 feet to a point; thence S 81 degs 56' W, a distance of 451.09 feet to a point; thence leaving said margin N 19 degs 49' W, a distance of 95.0 feet to a point, thence N 37 degs 48' W, a distance of 109.6 feet to a point; thence N 24 degs 23' W, a distance of 200.0 feet to a point; thence with a 600.62 foot radius curve to the right a distance of 312.74 feet to a point; thence N 5 degs 27' E, a distance of 89.0 feet to a point; thence with a 371.18 foot radius curve to the right a distance of 492.35 feet to a point; thence N 10 degs 57' E, a distance of 180.0 feet to a point; thence S 79 degs 33' E, a distance of 175.0 feet to a point; thence N 18 degs 27' E, a distance of 110.0 feet to a point; thence N 23 degs 33' W, a distance of 400.0 feet to a point on the southerly margin of I-24; thence with the southerly margin of I-24 in a easterly direction S 58 degs 03' E, a distance of 639.12 feet to a highway monument; thence leaving said margin S 31 degs 57' W, a distance of 85.00 feet to a point; thence S 58 degs 03' E, a distance of 45.52 feet to a point; thence S 02 degs 54' W, a distance of 56.04 feet to a point; thence S 41 degs 52' E, a distance of 91.00 feet to a point; thence S 00 degs 51' E, a distance of 325.00 feet to a fence post; thence S 23 degs 06' E, a distance of 29.00 feet to a planted stone; thence S 00 degs 39' W, a distance of 374.6 feet to a point; thence; S 87 degs 16' E, a distance of 50.0 feet to a point; thence S 03 degs 31' W, a distance of 322.2 feet to the point of beginning and containing 27.38 acres.

Being the same property conveyed to USI Properties Corp., a Delaware corporation by deed from Walter Kassuba Realty Corporation, a Wisconsin corporation and Walter J. Kassuba and Christina A. Kassuba, his wife, of record in Book 5455, page 303, Register's Office for Davidson County, Tennessee.

I 6 1 6 0 6

IDENTIFICATION REFERENCE

Nov 5 3 10 PM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6420 PAGE 6

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

810000.00- CAMT.
2106.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 2115.50-
4828A11/05/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 1 6 0 6

IDENTIF. REFERENCE: T

Nov 5 3 10 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0082950