Full 41

This instrument prepared by: Roland M. Lowell, Attorney, 5th Floor, 501 Union Street, Nashville, Tennessee 37219.

BOOK 6460 PAGE 19

WARRANTY DEED

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel
McDaver Properties 502 Lester Avenue Nashville, TN 37210	Same	Map 106-6

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, R.B.D., INC. a Tennessee corporation, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto McDAVER PROPERTIES, a Partnership, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Beginning at a point in the east margin of Lester Avenue being the northwest corner of the Dixie Ohio Express property as conveyed by Trevecca Nazarene College and recorded in Book 3887, Page 814, Register's Office for Davidson County, Tennessee, said point being North 4° 34' West 24.13 feet from a concrete monument; thence South 83° 23' East415.21 feet with the common boundary line as agreed upon by Trevecca Nazarene College and Dixie Ohio Express and recorded in Book 3887, Page 814, to an existing concrete monument; thence, South 86° 32' East 100 feet, continuing along the common boundary line as agreed upon by Trevecca Nazarene College and Dixie Ohio Express, Inc., and recorded in Book 3887, Page 814, to a point, the northeast corner of the tract herein described; thence, South 02° 33' West 455.17 feet with the west boundary of the Howard Youree property and the east line of the property herein being described to a point in the north margin of Kilvington Bouleavrd, (formerly Woodycrest Avenue), as widened, thence in a westwardly direction, with the arc of a curve to the left and the north margin of Kilvington Boulevard, said curve having a radius of 612.96 feet, a tangent distance of 74.41 feet, and a central angle 13° 51' 148.07 feet to a point; thence North 87° 31' West 30.65 feet with the north margin of Kilvington Boulevard to a point; thence, South 02° 29' West, 10.00 feet with the north margin of Kilvington Boulevard to a point; thence, continuing with the north margin of Kilvington Boulevard North 87° 31' West 311.20 feet to a point, the beginning of a curve to the right; thence in a Northwesterly direction with the arc of a curve to the right, 31.51 feet, said curve having a tangent distance of 20.09 feet, a radius of 20.00 feet, and a central angle of 90° 16' to a point in the east margin of Lester Avenue; thence, North 02° 14' East 434.83 feet with the east margin of Lester Avenue to concrete monument; thence, North 04° 34' West 24.13 feet, continuing with the east margin of Lester Avenue to the point of beginning, containing 233,864.4 square feet, more or less or 5.37 acres, more or less.

Being the same property conveyed to R.B.D., INC. by deed from Interstate Motor Freight System of record in Book 6386, Page 798 in said Register's Office.

This conveyance is subject to easements, encumbrances and restrictions of record, if any.

This is improved property, known as 502 Lester Avenue, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever, and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the some is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 27th day of December, 1984.

R.B.D., INC.

By Mary Elizabeth Franklin
Mary Elizabeth Franklin, Secretary

12/28 20.50 CHECK

3141

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mary Elizabeth Franklin with whom I am personally acquainted and who upon her oath acknowledged herself to be the Secretary of R.B.D., INC. the within named bargainor, a corporation, and that she, as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said R.B.D., INC. as such Secretary, and attesting the same by the said R.B.D., Inc. as such Secretary.

WITNESS my hand and official seal at office at Nashville, Tennessee on this the 21st day of December, 1984.

Notary Public

My Commission Expires: 4-19-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Forty Thousand ($340,000.00) Dollars.

Affiant

Subscribed and sworn to before me this the 21st day of Dec., 1984.

Notary Public

My Commission Expires: 4-19-87

I.T. 3 1.6.4

IDENTIF. REFERENCE

DEC 28 11 00 AM '84

FELIX E. HILLSMAN JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6460 PAGE 21

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
			340000.00- CAMT.	
			884.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	890.50-
9141A	12/28/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 7 3 1 6 4

IDENTIF. REFERENCE

DEC 28 11 00 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 96874