BOOK 6473 PAGE 642

GENERAL WARRANTY DEED

This instrument was prepared by:
Robert D. Tuke
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

RUSH

FELIX Z. WILSON, R.M. REGISTER
DAVIDSON COUNTY, TN
JAN 15 9 03 AM 1985

IDENTIF. REFERENCE

1765 28

Address New Owner(s) as Follows:

The Industrial Development
Board of the Metropolitan
Government of Nashville
and Davidson County
c/o James R. McKinney
1303 Gallatin Road, North
Madison, Tennessee 37115

Send Tax Bills To:

(Same)

Map-Parcel Numbers

92-4
Par 137 & 138

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 20,000.00

SUBSCRIBED AND SWORN TO before me, this the 14th day of January, 1985.

Affiants:

Willis McCallister
WILLIS MCCALLISTER

Virginia H. Tipton
Notary Public in and for the
State of Tennessee

NOTARY PUBLIC AT LARGE TENNESSEE

My Commission Expires: 1-19-88

Willis McCallister and wife, Henrietta McCallister, with full power to convey (hereinafter referred to as "Grantor"), having an address at 935 34th Avenue, North, Nashville, Tennessee 37209, in consideration of the sum of One Dollar ($1.00) in hand paid, the receipt and sufficiency of which are hereby acknowledged, and other good and valuable consideration, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey, unto The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County (hereinafter referred to as "Grantee"), a Tennessee industrial development corporation established pursuant to Chapter 53 of Title 7, Tennessee Code Annotated, and having an office at the Metropolitan Court House, Nashville, Tennessee, those certain tract(s) or parcel(s) of land situated in Davidson County, Tennessee, described by metes and bounds or by reference to recorded plat in Exhibit A attached hereto, hereby referred to and incorporated herein in full, together with all buildings, structures and other improvements located thereon (such land and other property hereinafter collectively referred to as the "Project").

This conveyance is expressly made subject to all reservations, encumbrances, easements and other interests, if any, listed in Exhibit B attached hereto, hereby referred to and incorporated herein as fully and for all

01/15 12.00 CHECK

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purposes as if set forth herein in full, to the extent the same are valid and subsisting and affect title to the Project.

TO HAVE AND TO HOLD the Project, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns to warrant and forever defend, all and singular, the Project unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the matters set forth herein.

EXECUTED as of January 14, 1985.

Willis McCallister
WILLIS MCCALLISTER

Henrietta McCallister
HENRIETTA MCCALLISTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Virginia H. Tipton, a Notary Public of said County and State, WILLIS MCCALLISTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14th day of January, 1985.

Virginia H. Tipton
Notary Public

VIRGINIA H. TIPTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-19-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Virginia H. Tipton, a Notary Public of said County and State, HENRIETTA MCCALLISTER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 14th day of January, 1985.

Virginia H. Tipton
Notary Public

VIRGINIA H. TIPTON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 1-19-88

EXHIBIT A

(LAND)

A tract or parcel of land lying and situated in the 13th district of Davidson County, Tennessee, more particularly described as follows;

Survey of the Westerly 69.6 feet of Lot #30, Lot #32 except for the Northerly 20 feet of the Easterly 60 feet and Lot #34 as shown on the J. E. Hardings Plan of Lots recorded in Book 21 page 113, R.O.D.C.,Tenn.

Beginning at a point in the Westerly margin of 16th Avenue North said point being S 30 deg. 10' E 73.0 feet from the Southwesterly intersection of 16th Avenue North and Jackson Street, thence continuing S 30 deg. 10' E 80 feet to a point the Northeasterly corner of Lot #36;thence S 60 deg. 30' W 129.6 feet to point in an alley; thence N 30 deg. 10' W 153.0 feet to a point in the Southerly margin of Jackson Street, thence N 60 deg. 30' E 69.6 feet to a point, thence S 30 deg. 10' E 73.0 feet to a point, thence N 60 deg. 30' E 60.0 feet to the point of beginning. Containing 0.355 Acre.

Being part of the same property conveyed to Rebecca Duckett by deed from Rosa Cohen, of record in Book 110, page 11, Register's Office of Davidson County, Tennessee; the said Rebecca Duckett having since died leaving as her sole heir at law and next of kin, through right of representation her great granddaughter, Henrietta Rucks McCallister, as of record in Book 6148, page 306 and Book 6222, page 118, Register's Office for Davidson County, Tennessee.

And being the same property conveyed to Henrietta Rucks McCallister and husband, Willis McCallister as tenants by the entirety by Julian W. Blackshear, Jr., Trustee, in Quitclaim Deed of record in Book 6228, page 523, Register's Office for Davidson County, Tennessee.

1. Any matters shown on the plan of record in Book 21, page 113, Register's Office for Davidson County, Tennessee.

2. The amount of acreage mentioned in the property description is for convenience only, and the accuracy of same is not insured.

3. Encroachments overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.