THIS INSTRUMENT PREPARED BY: East End Title & Escrow
405 Two Mile Pike, Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM P. PENKAVA	Same	P/O Map 43-3
C/o Hubert Baker (NAME)	(NAME)	Parcel 10 P/O Map 34-15
330 Bluegrass Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 9 & 10
Hendersonville Tn. 37075 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, the receipt of which is hereby acknowledged,

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92190

IDENTIFICATION REFERENCE

APR 16 3 24 PM '86

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

NEWELL T. PURSELL, JR., R. H. PURSELL, CARLYLE D. APPLE, LARRY D. CUMMINGS, AND HUBERT L. BAKER, hereinafter referred to as Grantors,
have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM P. PENKAVA, hereinafter referred to as Grantee,
his *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

TRACT NO. ONE: Being a Parcel of land lying within Davidson County, Tennessee, and being Lot 10 as shown on the Plan of Rivergate Industrial Park as of record in Book 6250, page 806, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: BEGINNING at a point in the south right-of-way line of Myatt Industrial Drive said point being the northwest corner of Lot 10 and being a corner common with Lot 9, Rivergate Industrial Park, said point being located easterly 692.33 feet from the East Right-of-Way line of Myatt Drive (extended); thence with the Right-of-Way line of Myatt Industrial Drive Cul-de-Sac, on a curve to the left, the radius of which is 55 feet, the central angle of which is 62° 30' 16" the chord of which is N 61° 49' 54" E 57.07 feet, along the curve distance of 60.00 feet to a point, a corner common with Lot 11; thence with Lot 11, S 55° 22' 44" E 492.40 feet to a point, a corner common with Lot 11 in the North line of Odom Sausage Company property; thence with Odom Sausage Company, S 69° 38' 00" W 275.08 feet to a point, a corner common with Lot 9 in the North line of Odom Sausage Company property; thence with Lot 9, N 29° 33' 15" W 400.68 feet to the point of beginning, containing 66,590 square feet, (1.53 acres, more or less).
The above total area includes 8,936 square feet of unusable river bluff area which results in a net usable area of 57,654 square feet.

TRACT NO. TWO: Being a Parcel of land lying within Davidson County, Tennessee and being Lot 11 as shown on the Plan of Rivergate Industrial Park as of record in Book 6250, page 806, Register's Office for Davidson County, Tennessee and being more particularly described as follows: BEGINNING at a point in the South Right-of-Way line Myatt Industrial Drive, said point being a corner common with Lot 10, Rivergate Industrial Park, said point being located Easterly 752.33 feet from the East Right-of-Way line of Myatt Drive (extended); thence with the terminating Cul-de-Sac Right-of-Way line of Myatt Industrial Drive, on a curve to the left, the radius of which is 55 feet, the central angle of which is 62° 30' 16", the chord of which is N 00° 40' 22" E 57.07 feet, along the curve distance of

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 280,972.50
Subscribed and sworn to before me, this the 15th day of April 19 86
Affiant
My commission expires: 3/8/89 (Affix Seal)
Notary Public

60.00 feet to a point, a corner common with Lot 12; thence with Lot 12, N 57° 06' 02" E 403.04 feet to a point, a corner common with Lot 12 in the West low water line of the Cumberland River; thence with the Cumberland River, S 05° 10' 00' E 204.05 feet to a point; thence S 13° 32' 00" E 350.05 feet to a point, a corner common with of Odom Sausage Company in the West Low Water Line of the Cumberland River; thence with Odom Sausage Company, S 69° 38' 00" W 35.00 feet to a point, a corner common with Lot 10 in the North line of Odom Sausage Company property; thence with Lot 10, N 55° 22' 44' W 492.40 feet to the point of beginning, containing 116,908 square feet, (2.68 acres, more or less).
The above total area includes 61,887 square feet of unusable river bluff area which results in a net usable area of 55,021 square feet.
TRACT NO. THREE: Being a Parcel of land lying within Davidson County, Tennessee, and being Lot 12 as shown on the Plan of Rivergate Industrial Park as of record in Book 6250, page 806, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: BEGINNING at a point in the North Right-of-Way line of Myatt Industrial Drive, said point being a corner common with Lot 13, Rivergate Industrial Park, said point being located Easterly 730.14 feet from the East Right-of-Way line of Myatt Industrial Drive (extended); thence with Lot 13 N 11° 03' 15" E 316.32 feet to a point, a corner common with Lot 13 in the south line of Seaboard System Railroad Property; thence with the Seaboard System Railroad Property, N 70° 54' 00" E 326.38 feet to a point, a corner common with Seaboard System Railroad Property in the West Low Water line of the Cumberland River; thence with the Cumberland River, S 05° 10' 00" E 225.00 feet to a point, a corner common with Lot 11 in the West Low Water line of the Cumberland River; thence with Lot 11 S 57° 06' 02" W 403.04 feet to a point in the East line of the Terminating Cul-de-Sac of Myatt Industrial Drive; thence with the terminating Cul-de-Sac Right-of-Way line of Myatt Industrial Drive, on a curve to the left, the radius of which is 55 feet, the central angle of which is 62° 30' 16", the chord of which is N 63° 10' 39" W 57.07 feet, along the curve distance of 60.00 feet to the point of beginning, containing 99,837 square feet, (2.29 acres, more or less).
The above total area includes 25,196 square feet of unusable river bluff area which results in a net usable area of 74,641 square feet.
BEING a portion of the same property conveyed to Newell T. Pursell, Jr., R. H. Pursell, Carlyle D. Apple, Larry D. Cummings and Hubert L. Baker, by deed of record in Book 6663, page 752, Register's Office for Davidson County, Tennessee.

This purchase was contingent on sale from William P. Penkava to Ray Batts which is shown of record in Book 6804, page 825, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved ( ) property, known as Lots 10, 11 and 12, Rivergate Industrial Park, Madison, TN
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his *heirs and assigns, forever.*

And we *do covenant with the said* Grantee, *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

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* Grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 15th *day of* April, *19*86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Carlyle D. Apple
Hubert L. Baker
Larry D. Cummings

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named NEWELL T. PURSELL, JR., R. H. PURSELL, CARLYLE D. APPLE, LARRY D. CUMMINGS AND HUBERT L. BAKER

the bargainor s, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this 15th day of April, 19 86.

Evelyn D. Wright, Notary Public.

Commission Expires 3/8/89.

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

280972.50- CAMT
730.60 CSTAX
.50 MSTAX
VD .50- MSTAX
.50 PRFEE
9.00 WDEED
CHECK 740.10-
3854A04/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92190

IDENTIFT REFERENCE

APR 16 3 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237924