B 5741

[TN]

WARRANTY DEED

BOOK 6936 PAGE 136

STATE OF Tennessee, COUNTY OF Davidson

THIS INDENTURE, Made the 24th day of July , in the year one thousand nine hundred and eighty six, between IU Terminal Properties, Inc. of the County of Duval, and State of Florida, duly organized and existing under the laws of the State of Delaware, as party or parties of the first part, hereinafter called Grantor, and

OWNER'S AFFIDAVIT

Averitt Properties, Inc. whose address is: P. O. Box 3166, Cookeville, TN 38502-3166

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten (10.00) DOLLARS and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

This is improved property known as: 1116 Polk Avenue
Nashville, Tennessee
Address

State of Florida
County of Duval
The actual consideration, or value, whichever is greater, for this transaction is $ 800,000 .
Subscribed and sworn to before me,
this the 22nd day of July, 1986.
My commission expires: ~~NOTARY PUBLIC, STATE OF FLORIDA My commission expires June 27, 1988~~

John Mercer Jr.
Affiant

JOANN C. NOTARY PUBLIC STATE OF FLORIDA

Joann Chitty
Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

This instrument prepared by:
Susan E. Reid, Esquire
Lawyers Title Insurance Corp.
3355 Lenox Rd., Suite 670
Atlanta, Georgia 30326

AND the Grantor hereto convenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming through or under Grantor; and that said land is free of all encumbrances, except those shown on Exhibit B attached hereto and made a part hereof by this reference.

IN WITNESS WHEREOF, the Grantor has caused its corporate seal to be hereto affixed and caused its officers to sign to these present this deed, the day and year above written.

Signed, sealed and delivered in presence of:

Unofficial Witness

Unofficial Witness

BY: _____ (Seal)
TITLE: Pres.

ATTEST: Howard P. Kamins (Seal)
TITLE: Assistant Secretary

STATE OF Pennsylvania)
COUNTY OF Philadelphia)

I HEREBY CERTIFY that on this day, before me, and office duly authorized in the State aforesaid and in the County aforesaid to the acknowledgements, personally appeared John A. Murphy and Howard P. Kamins to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same, with the authority and in their capacity as President and Assistant Secretary respectively.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of July, A.D. 1986.

Notary Public

My commission expires: July 18, 1988

State of Pennsylvania :

County of Philadelphia :

Before me Amy Louise Tressler, a Notary Public with and for the state and county aforesaid, personally appeared John A. Murphy and Howard P. Kamins, with whom I am personally acquainted, and who upon their several oaths acknowledged themselves to be the President and Assistant Secretary, respectively, of IU Terminal Properties, Inc., a corporation, the within named bargainor, and that they as such President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John A. Murphy as such President and attesting the same by the said Howard P. Kamins as Assistant Secretary.

Witnessed by hand and official seal at Philadelphia, Pennsylvania on this 24th day of July, 1986.

Amy Louise Tressler
Notary Public

[SEAL]

My commission expires: July 18, 1988

EXHIBIT A

IU TERMINAL PROPERTIES, INC.

Being a tract of land in Davidson County, Tennessee, and described as follows: Beginning on a corner in the East margin of Polk Avenue, and being Merchandising Export and Distribution, Inc. Southwest corner; thence with the East margin of Polk Avenue S 01° 12' W 925.55' to a corner; thence N 87° 07' W 100.72' to a corner of Neely Coble Corporation; thence with Neely Coble Corporation S 07° 07' W 124.81' to a corner of Neely Coble; thence on with Neely Coble S 84° 10' E 180.19' to a corner in the margin of Seaboard Railroad; thence with the margin of Seaboard Railroad N 47° 30' E 772.72' to a corner in the West margin of Foster Avenue; thence with the West margin of Foster Avenue N 01° 24' E 613.28' to the Southeast corner of Merchandising Export and Distribution, Inc.; thence with Merchandising Export and Distribution, Inc. South line N 89° 26' W 337.70'; thence S 01° 03' W 66.31'; thence S 89° 15' W 155.72'; thence S 02° 18' E 9.67'; thence N 89° 12' W 134.28' to the beginning. Containing 12.82 acres more or less. Included in the above described tract of land are a storm drain easement and two sanitary sewer easements.

Being the same property conveyed to IU Terminal Properties, Inc., a Delaware corporation, by deed from Ryder/P-I-E Nationwide, Inc., a Florida corporation, of record and book 6674, page 743, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Rights or claims of parties in possession not shown by the public records.

2. Easements, or claims of easements, not shown by the public records.

3. Title to that portion of the premises embraced within the bounds of roads, highways and particularly Foster Avenue.

4. Easement for any and all public utilities.

5. Easement for trunk line sewer granted State of Tennessee of records in Book 372, page 391, generally referred to as the Tennessee Industrial School Sewer line.

6. Easement granted Etta Writesman by E. L. Hagan and wife, of record in Book 998, page 588, being an easement over and across a part of Lot "D" of Tract No. 2 herein described for a water line to the Writesman lot from the 6" water main serving Tennessee Industrial School. Said Easement was further enlarged upon in an Agreement between Etta Writesman, et. al., and J. J. Beuerlein and wife, wherein certain property was conveyed and is of record in Book 1298, page 623.

7. And any other encumbrances, liens, defects, adverse claims or other matters of record.

27125
IDENTIFICATION REFERENCE
JUL 31 4 10 PM '86
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6936 PAGE 141

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

80000 .20- CAPT.
2240.10 CSTAX
.50 PRFEE
15.00 MORTG.
CHECK 2255.50-
4893A07/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27.125

IDENTIF. REFERENCE

JUL 31 4 18 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 278111