This Instrument Prepared By:
OWENS & HERRING
Suite 200
200 Fourth Avenue North
Nashville, TN 37219

# W A R R A N T Y  D E E D

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP PARCEL #: |
|---|---|---|
| Myatt Associates, Ltd.<br>2603 Elm Hill Pike<br>Suite M<br>Nashville, TN 37214 | Same | Map 34-15<br>Parcel 7 |

FOR AND IN CONSIDERATION of the sum of Eighty-Five Thousand and No/100 Dollars ($85,000.00), Samuel E. Helms, Jr., and wife, Deborah B. Helms, have this day bargained and sold, and do hereby transfer and convey unto Myatt Associates, Ltd., a Tennessee limited partnership, the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being a parcel of land lying within Davidson County, Tennessee, and being Lot 14 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 15 Rivergate Industrial Park, said point being located N 69 deg. 38' 00" E, 533.00 feet from the east right-of-way line of Myatt Drive (extended); thence with Lot 15, N 20 deg. 22' 00" W, 300.67 feet to a point, a corner common with Lot 15 in the south line of Seabord System Railroad Property; thence with the Seaboard System Railroad property N 70 deg. 54' 00" E, 135.00 feet to a point, a corner common with Lot 13 in the south line of Seaboard System Railroad property; thence with Lot 13, S 20 deg. 22' 00" W, 289.87 feet to a point, a corner common with Lot 13, in the north right-of-way line of Myatt Industrial Drive; thence with the north right-of-way line of Myatt Industrial Drive, on a curve to the right the radius of which is 25 feet the central angle of which is 46 deg. 34' 03" the chord of which is S 46 deg. 20' 59" W, 197.76 feet, along the curve distance of 20.32 feet to a point; thence S 69 deg. 38' 00" W, 116.82 feet to the point of beginning, containing 40,336 square feet (0.93 acre, more or less).
>
> Being the same property conveyed to Samuel E. Helms, Jr. and wife, Deborah B. Helms, by deed from Newell T. Pursell, Jr., et al., of record in Book 6871, page 687, said Register's Office.

This is unimproved property, known as Lot 14, Rivergate Industrial Park, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said

Grantee, its successors and assigns forever. Grantors do hereby covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for (i) 1986 Metropolitan property taxes of $10,066.45 applicable to the twenty (20) acre tract (43-41) of which the property conveyed herein is a part and of which $503.32 is the prorata share attributable to the property conveyed herein, such share to be prorated between Grantors and Grantee at closing; and (ii) all matters disclosed on the aforementioned recorded plan.

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons.

WITNESS our hands this 9TH day of December, 1986.

Deborah B. Helms
DEBORAH B. HELMS

Samuel E. Helms
SAMUEL E. HELMS, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, JEAN JOHNSON, a Notary Public in and for said County and State, SAMUEL E. HELMS, JR., and wife, DEBORAH B. HELMS, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9 day of December, 1986.

Jean Johnson
NOTARY PUBLIC

My Commission Expires:
1-21-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

J. Michael Parvin
J. Michael Parvin, Affiant

Subscribed and sworn to before me, this the 9 day of December, 1986.

Jean Johnson
NOTARY PUBLIC

My Commission Expires:
1-21-90

RECEIVED
DEC 9 3 50 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
7 1 4 4 0.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 7064 PAGE 621

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

71440

IDENTIFICATION REFERENCE

Dec 9 3 50 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 21094