BOOK 7083 PAGE 750 FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF December, 1986

Notary Public

MY COMMISSION EXPIRES: May 13, 1990

(AFFIX SEAL)

NAME & ADDRESS OF MORTGAGEE:
PARK NATIONAL BANK
P. O. Box 850
Newark, Ohio 43055

THIS INSTRUMENT WAS PREPARED BY
Nella Schneider Hunt, Attorney, Attorneys Title Company, Inc. 222 Third Avenue, N.
Name & NAME ADDRESS Nashville, TN

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & G Properties	B & G Properties	106-9-53
c/O Eli Goldach (NAME)	c/o Eli Goldach (NAME)	
6251 Brooksong Circle (STREET ADDRESS OR ROUTE NUMBER)	6251 Brooksong Circle (STREET ADDRESS)	
Blacklick, Ohio 43004 (CITY) (STATE) (P.O. ZIP)	Blacklick, Ohio 43004 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, S. Paul Bryant, II and N. C. Sheperd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B & G Properties

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in the 6th Civil District of Davidson County, Tennessee, being Lot No. 4 on the Map of the resubdivision of Lots Nos. 2, 3, 4, and 5 of McIntyre Industrial Subdivision of record in Book 3600, page 23, and as resubdivided in Book 3600, page 99, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to S. Paul Bryant II, a one-half undivided interest, to G. L. Easley a one-fourth undivided interest and to N. C. Sheperd, a one-fourth undivided interest by deed from Robert H. Cowan, W. Dean Burleson and Wade Birdwell, Trustees of the West Tennessee Services, Inc., and M & S Company, Inc. Profit Sharing Plan and Trust, of record in Book 6495, page 58, re-recorded in Book 6606, page 374, Register's Office for Davidson County, Tennessee. The said G. L. Easley has conveyed his interest to S. Paul Bryant, 62.5% interest and N. C. Sheperd, 37.5% interest of record in Book 6947, page 427, said Register's Office.

The property herein described and conveyed in this instrument is not the usual place of residence of the grantors.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED MARKED EXHIBIT "A")

This is unimproved (X) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 same 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 our hand S this 16TH day of DECEMBER, 1986

S. PAUL BRYANT, II

N. C. SHEPERD

NOTARY PUBLIC GEORGIA

Notary Public, DeKalb County, Georgia
My Commission Expires Aug. 19, 1990

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. Paul Bryant, II

the bargainor, 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 and official seal at Nashville, Tennessee, this 16 day of December, 1986.

Commission Expires My Commission Expires Nov. 12, 1990

J. Thomas Wadliff III Notary Public

STATE OF GEORGIA }
County of DeKalb }

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

the bargainor, 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 and official seal at _____, Tennessee, this 19TH day of DECEMBER, 1986.

Notary Public, DeKalb County, Georgia
My Commission Expires Aug. 19, 1990

Commission Expires _____

L. Ray [illegible] Notary Public

WARRANTY DEED
FROM
S. PAUL BRYANT, II AND
N. C. SHEPERD
TO
B & G PROPERTIES

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

1. The Plan of record in Book 3600, page 23, resubdivided in Book 3600, page 99, shows a 30 foot minimum building setback line from Faydur Court and a 10 foot easement for public utility purposes along the rear line of said lot, and a 10 foot drainage easement along the southerly line of said lot, and a 2-1/2 x 15 foot utility anchor easement located on both front corners of said lot.

2. Subject to perpetual easements and covenants contained in deed from Robert H. McIntyre and wife, to Danstan Realty Corporation, conveying a 2.04 acre tract adjoining captioned premises on the northeast, of record in Book 2157page 487, said Register's Office, as follows:

Together with perpetual easement for ingress and egress and for loading and unloading (including parking incident to loading and unloading) trucks and other vehicles, over the strip of land 25 feet in width adjoining the above described parcel of land on the west and extending from the southerly margin of Woodycrest Avenue, now Polk, to the prolongation westerly of the southerly boundary line of said parcel of land; but subject to the right of the sellers to use said strip solely for the purpose of ingress to and egress from the other land of the sellers abutting said strip on the west and south; and the buyer may, at its option, construct a roadway over all or any part of said strip, according to such plans and specifications as shall be satisfactory to the buyer; and the sellers covenant that, from and after the time when they or their successors in title in respect of the land abutting said strip on the west or the south shall first use said strip for ingress and egress, as aforesaid, they will pay to the buyer a one-half share of all amounts thereafter paid or incurred by the Buyer for the repair, maintenance or replacement of any roadway running over said strip, and if, before the buyer shall construct such a roadway, the sellers shall construct and open a 50-foot strip in part over said strip, the buyer's easement shall be deemed to cover the entire street, and from and after the time when the buyer shall first use such street, the buyer will pay to the sellers a one-half share of all amounts thereafter paid or incurred by the sellers for the repair, maintenance or replacement of that portion of the street which abuts the buyer's land together also, with a perpetual easement for the construction, maintenance and use of a railroad spur tract over a strip of land included in other property of the sellers lying to the south of the parcel of land hereinabove described and to be conveyed to the Buyer, as aforesaid running from the L & N Railroad right-of-way to a point on the southerly boundary of the parcel of land hereinabove described conveyed as aforesaid, which point shall be approximately 105 feet westerly of the point where the southerly boundary of said parcel of land intersects the northwesterly boundary of said railroad right-of-way; the exact course and width of such easement to be determined by the L & N Railroad; subject, however, to the rights of the sellers (a) to cross said strip of land and the spur tract thereon, with an additional spur tract extending from the L & N Railroad, across the buyers spur tract, in order to serve adjacent property belonging to the sellers and (b) to spot railroad cars on the spur tract to be constructed on said strip, so long as the sellers shall not, by exercising any such rights, interfer in any manner with the buyer's use of the easement herein described.

Said covenants and easements shall run with the land and shall bind the parties hereto, their successors, heirs and assigns, and shall inure to their benefit.

7.7.072
IDENTIFI REFERENCE
Dec 29 5 27 PM '86
FELIX Z. WILSON IT REGISTER
DAVIDSON COUNTY, TN

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
			450[illegible].00 CAPT,	
			1260.00 CSTAX	
			.50 PRFE	
			5.00 MISC	
			CHECK 1263.[illegible]	
			1734[illegible]/29/86 CAL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.0 7.2.

IDENTIFICATION REFERENCE

Dec 29 5 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27420