BOOK 8924 PAGE 587 Box 18 (cmc)

#156414 04/21/93 cw

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

**GENERAL WARRANTY DEED**

| Address New Owner(s) | Send Tax Bills To | Map-Parcel Number(s) |
|---|---|---|
| Industrial Realty Partners<br>203 Jackson Road<br>P. O. Box 302<br>Portland, Tennessee 37148 | SAME | Map 79, Parcel 12 |

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, METAL PLATE, INC., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents transfers and conveys unto INDUSTRIAL REALTY PARTNERS, a Tennessee general partnership whose partners include Fred Culbreath, Joe Culbreath, Jack Culbreath, and Burton Blackburn, Jr. ("Grantee"), its successors and assigns, a certain tract or parcel of land in the Eighth Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the south margin of Cockrill Bend Industrial Road at Station 20+11.35 said point being the northeast corner of the tract; thence S. 12° 32'E.753.8 feet to the center of Richland Creek; thence down said creek 172 feet to a point; thence leaving creek, N. 15° 37'W.699.0 feet to a point in the south margin of Cockrill Bend Industrial Road; thence with the south margin of said road in a northeast direction 200 feet to the point of beginning containing 3.0 acres more or less as surveyed by the Engineering Section of the Division of Property Services, Department of Finance and Administration, State of Tennessee, December 12, 1968.

Being the same property conveyed to Grantor by instrument of record in Book 4326, page 23, Register's Office for Davidson County, Tennessee.

The property is conveyed subject to:

(a) Real property taxes for 1993, a lien but not yet due and payable.

(b) Easements set forth in the Deed of Record in Book 4326, page 23, said Register's Office.

(c) Easement for the flow of Richland Creek.

(d) Such matters as would be reflected by accurate survey of the property.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said land to Grantee, its

successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 23 day of April 1993, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

METAL PLATE, INC.

By: Robert Ritchie
Title: Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Robert L. Ritchie, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary of METAL PLATE, INC., the within named bargainor, a Tennessee corporation, and that he as such Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Secretary.

WITNESS my hand, at office, this 23rd day of April 1993.

Connie M. Cooper
Notary Public

My Commission Expires:

July 27, 1996

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $175,000.00

Affiant

Sworn to and subscribed before me this 23rd day of April, 1993.

Connie M. Cooper
Notary Public

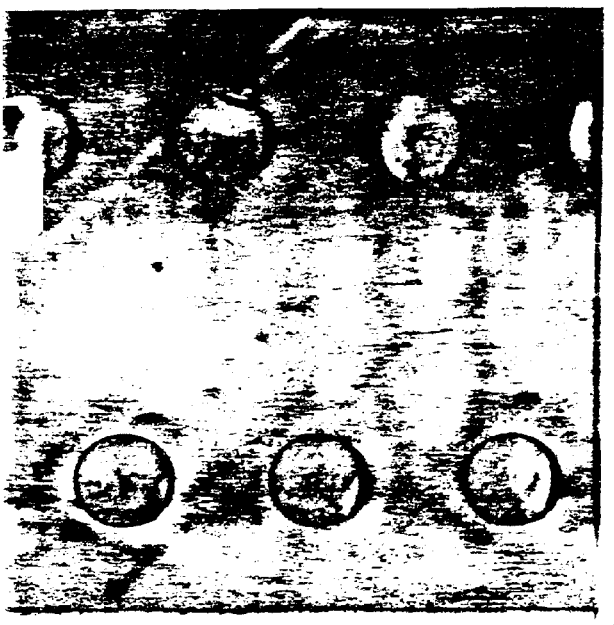
My Commission Expires:

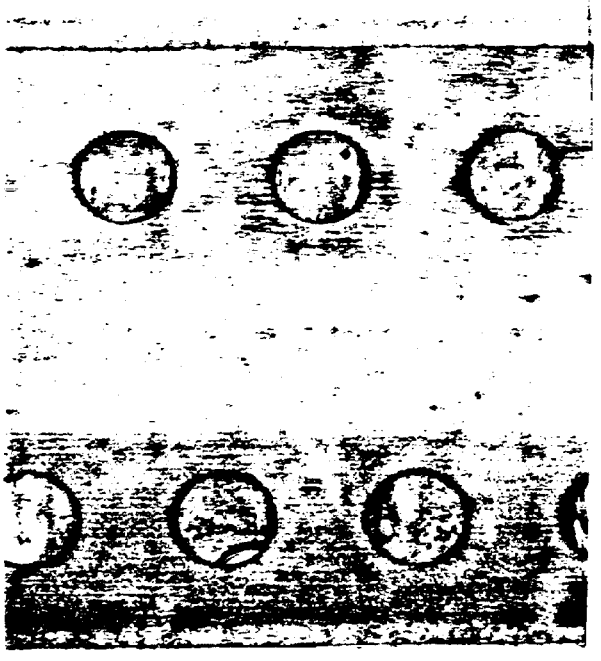
July 27, 1996

RECEIVED
APR 23 11 57 AM '93
DAVIDSON COUNTY, TN
REGISTER'S OFFICE

IDENTIFICATION REFERENCE

1 2 3 6.9





**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

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

RECEIVED OF _____

FOR _____

BOOK 8924 PAGE 589

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

CAMT 175000.00
CON TX 647.50
PRFEE 1.00
WDEED 8.00
TOTAL 656.50
CHECK 656.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 6585

12369

IDENTIFT REFERENCE

APR 23 11 57 AM '93

[illegible] WILSON II
DAVIDSON COUNTY, TN

No. 643299