52180

IDENTIF. & REFERENCE BOOK 9647 PG 42

PICK-UP

95 APR 17 PM 3:02

REGISTER
DAVIDSON COUNTY, TN.

This Instrument Prepared By:
Weldon B. White, Jr.
Suite 3F
631 Second Avenue South
Nashville, Tennessee 37210

WARRANTY DEED

| Address New Owner(s) As Follows | Send Tax Bills To: | Map & Parcel No.: |
|---|---|---|
| EWP Properties, LLC<br>P. O. Box 80868<br>Nashville, TN 3720 | SAME | part of<br>Map 80-2<br>Parcel 89 |

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Cowan Industrial Park, a Tennessee general partnership herein called Grantor, has this day bargained and sold and does hereby transfer and convey unto EWP Properties, LLC, hereinafter called Grantee and its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 as shown on the Resubdivision of Reserve Parcel, Cowan Industrial Park, Section Three, of record in Plat Book 7900, Page 91l, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at the point of intersection of the easterly margin of Cowan Street and the southerly margin of I-265;

Thence, with the southerly margin of I-265, S85°09'00"E, 471.54 feet to a point;

Thence, S66°58'00"E, 203.10 feet to a point;

Thence, leaving said southerly margin, S21°57'59"W, 252.03 feet to a point in the northerly margin of an ingress-egress easement;

Thence, with said northerly margin with a curve concave to the north having a central angle of 35°39'33", a radius of 100.00 feet and a cord of S81°00'14"W, 61.24 feet for an arc length of 62.24 feet;

Thence, N81°10'00"W, 298.45 feet to a point;

Thence, with a curve concave to the south having a central angle of 21°31'10", a radius of 293.39 feet and a chord of S88°06'21"W, 109.54 feet for an arc length of 110.18 feet to a point;

Thence, with a curve concave to the north having a central angle of 89°59'14", a radius of 25.00 feet and a chord of N57°38'30"W, 35.34 feet for an arc length of 39.26 feet to a point in the easterly margin of Cowan Street;

Thence, with said easterly margin, N12°40'00"W, 309.04 feet to the point of beginning containing 174,234 square feet or 4.00 acres, more or less, according to a survey by William C. Cockrill, No. 1401, dated January 24, 1995.

Together with a permanent and perpetual nonexclusive easement for pedestrians and vehicles over and across the property described as follows:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, being an ingress-egress easement on the plat of the Resubdivision of Reserve Parcel of Cowan Industrial Park and being more particularly described as follows:

Beginning at a point in the easterly margin of Cowan Street, said point being S12°40'00"E, 309.04 feet along said margin from the southerly margin of I-265;

Thence, leaving said Cowan Street with a curve concave to the north having a central angle of 89°59'14", a radius of 25.00 feet and a chord of S57°38'30"E, 35.34 feet for an arc length of 39.26 feet to a point;

Thence, with a curve concave to the south having a central angle of 21°31'10", a radius of 293.39 feet and a chord of N88°06'21"E, 109.54 feet for an arc length of 110.18 feet to a point;

Thence, S81°10'00"E, 298.45 feet to a point;

Thence, with a curve concave to the north having a central angle of 35°39'33", a radius of 100.00 feet and a chord of N81°00'14"E, 61.24 feet for an arc length of 62.24 feet to a point;

Thence, with a curve concave to the south having a central angle of 251°19'02", a radius of 60.00 feet and a chord of S08°50'00"W, 97.50 feet for an arc length of 263.14 feet to a point;

Thence, with a curve concave to the south having a central angle of 35°39'33", a radius of 100.00 feet and a chord of N63°20'16"W, 61.24 feet for an arc length of 62.24 feet to a point;

Thence, N81°10'00"W, 298.45 feet to a point;

Thence, with a curve concave to the south having a central angle of 21°31'40", a radius of 233.36 feet and a chord of S88°06'36"W, 87.17 feet for an arc length of 87.68 feet to a point;

Thence, with a curve concave to the south having a central angle of 89°38'47", a radius of 25.00 feet and a chord of S32°25'48"W, 35.25 feet for an arc length of 39.12 feet to a point in the easterly margin of Cowan Street;

Thence, with said margin, N12°40'00"W, 109.88 feet to the point of beginning, containing 39,406 square feet or 0.90 acres, more or less, according to a survey by William C. Cockrill, No. 1401, dated January 24, 1995.

Grantor retains for itself, the Lamar Corporation and our successors and assigns, the outdoor advertising structure, power poles and connections, with the right of access to and egress from said structure by employees and vehicles and the right to maintain advertisement on such structure for 15 years from date of this deed.

The Seller retains all liability, for a period of fifteen (15) years from the date of closing, under federal, state, and local laws, including the Federal Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA"), for conditions or activities at, on, or involving the

Property prior to or at the closing, including the presence of hazardous or toxic substances or chemicals and those contaminates identified in the Phase I Environmental Site Assessment, and Buyer does not assume any such liability.

BEING a part of the property conveyed to Cowan Industrial Park, a Tennessee General Partnership by deed of record in Book 4666, page 863, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interests belonging to said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as shown on Exhibit A.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

Witness my hand this 3rd day of March, 1995.

COWAN INDUSTRIAL PARK
By its partner:

By: _____
L. H. Hardaway, Jr.
Partner

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me this date, Dorothy Blevins, a Notary Public in and for said County and State, L. H. Hardaway, Jr. the within named bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence who acknowledged that he is partner of Cowan Industrial Park, a Tennessee General Partnership and that being authorized so to do executed the within instrument for the purposes therein contained by signing the name of Cowan Industrial Park by himself as partner.

Witness my hand and official seal at office at Nashville, Tennessee, on this 3rd day of March, 1995.

_____
Notary Public

DOROTHY BLEVINS NOTARY PUBLIC AT LARGE STATE OF TENN.

My commission expires: May 12, 1996

wbw\EWP.w-d

EXHIBIT A

1. 1995 taxes which have been prorated, the payment of which is assumed by Grantee.

2. All matters shown on the plan of record in Plat Book 7900, page 911, said Register's Office.

3. Dedication of easement for sanitary sewers and/or storm drainage of record in Book 4026, page 653, said Register's Office.

4. Deed of Conveyance to Metropolitan Government Department of Water and Sewerage Services of record in Book 5252, page 911, said Register's Office.

**STATE OF** Tennessee )
**COUNTY OF** Davidson )

The actual consideration or value, whichever is greater, for this transfer is $ 265,800.00.

William E. Williams
AFFIANT

Subscribed and sworn to before me this 13th day of April, 1995.

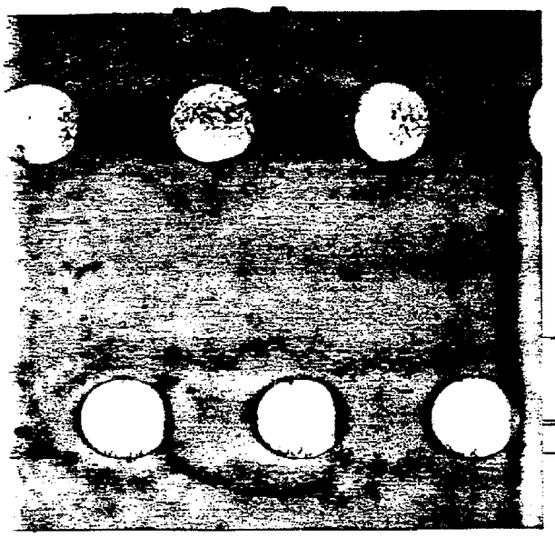
NOTARY PUBLIC

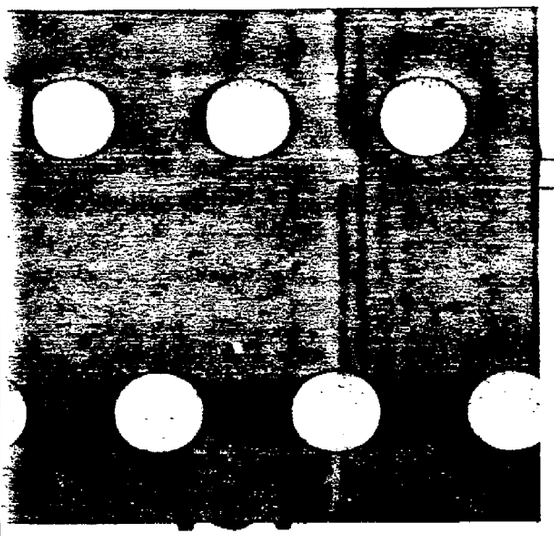
My Commission Expires: 5/25/96

DAVID S. GRAY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

warded.exa

1513 04/17 0101 03CHECK 997.50





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

RECEIVED OF _____

FOR _____

BOOK 9647 PG 46

| | | |
|---|---|---|
| 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 | |
| | 265000.00 |
| CON TX | 980.50 |
| PRFEE | 1.00 |
| WDEED | 16.00 |
| TOTAL | 997.50 |
| CHECK | 997.50 |

04/17/95 01 15:02 0001 1513

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52180
IDENTIF. ↑ REFERENCE

95 APR 17 PM 3:02
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

**No.** 900992