THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
P. O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

# Warranty Deed

BOOK 10212 PG 652

| ADDRESS NEW OWNERS: | PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: | MAP-PARCEL NOS. |
|---|---|---|
| Westco Development #15, L.P.,<br>a Tennessee limited partnership<br>c/o Weston Properties, Inc.<br>6075 Poplar Avenue, Suite 322<br>Memphis, TN 38119 | Same as New Owner | Map 12<br>Parcels 201 and 202 |

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, NORTHFORK PROPERTIES, INC. (formerly Trailmont Park, Inc.), hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto WESTCO DEVELOPMENT #15, L.P., a Tennessee limited partnership, its successors and assigns, hereinafter referred to as the "GRANTEE", a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lots 1 and 2 on the Plan of Northfork Industrial Park, Section I, Phase I, as recorded in Book 9700, page 242, and revised and re-recorded in Book 9700, page 248, Register's Office for Davidson County, Tennessee, to which revised plan reference is hereby made for a more complete and accurate description of said lots.
>
> Being a part of the same property conveyed to Trailmont Park, Inc., a Tennessee corporation, by deed from Robert D. Schroeder, et ux, dated April 1, 1986 and filed for record in Book 6820, page 133, Register's Office for Davidson County, Tennessee. On May 28, 1996, by instrument filed for record in the Office of the Secretary of State for the State of Tennessee, Trailmont Park, Inc., effectively changed its corporate name to Northfork Properties, Inc.
>
> The said lots are unimproved lots.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their successors and assigns, forever.

And the GRANTOR, does covenant with the said GRANTEE, that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except for:

1. Taxes for the taxable year 1996, which have been prorated between the parties and which will be paid in full by the GRANTOR.

2. Any and all matters as shown on the Plan of Northfork Industrial Park, Section I, Phase I, recorded in Plat Book 9700, page 242, Register's Office for Davidson County, Tennessee and as revised and re-recorded in Book 9700, page 248, said Register's Office, including but not limited to (a) 10' Public Utility and Drainage Easement, (b) 20' Drainage

Easement, (c) 25' Overhead Utility Easement, (d) 100 Year Flood Plain, (e) 15' Utility Easement and (f) lots in this subdivision are to comply with the requirements of Ordinance No. 94-1104 (Tree Ordinance).

3. The Amended and Restated Declaration of Protective Covenants, Agreements, Charges, Assessments and Liens for Northfork Industrial Park, Section I, as amended and heretofore filed in the Register's Office for Davidson County, Tennessee in Book 10199, page 480, as amended in Book 10208, page 371.

4. The Corporate Charter and Bylaws of Northfork Industrial Park Owners' Association, Inc., as approved by GRANTOR and GRANTEE and filed in the Register's Office for Davidson County, Tennessee; in Book 10208, page 379 and Book 10208, page 387.

5. Easements to the State of Tennessee as set forth in an instrument of record in Book 7228, page 248, said Register's Office.

6. Easements to the State of Tennessee as set forth in an instrument of record in Book 6121, page 658, said Register's Office.

And the GRANTOR, does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land unto the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

EXECUTED on the day and date acknowledged below.

"GRANTOR"

NORTHFORK PROPERTIES, INC.
(formerly Trailmont Park, Inc.)

W.H. McClanahan

BY: W.H. McCLANAHAN,
Chairman of the Board

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared W. H. McCLANAHAN, with whom I am personally acquainted and who acknowledged himself to be the Chairman of the Board of Northfork Properties, Inc., the bargainor, a corporation, and as such Chairman of the Board, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as Chairman of the Board.

WITNESS my hand and official seal, this the 30 day of October 1996.

NOTARY PUBLIC

My Commission Expires: 9/17/97

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

96 OCT -2 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $165,406.00.

Charles S. Sanger

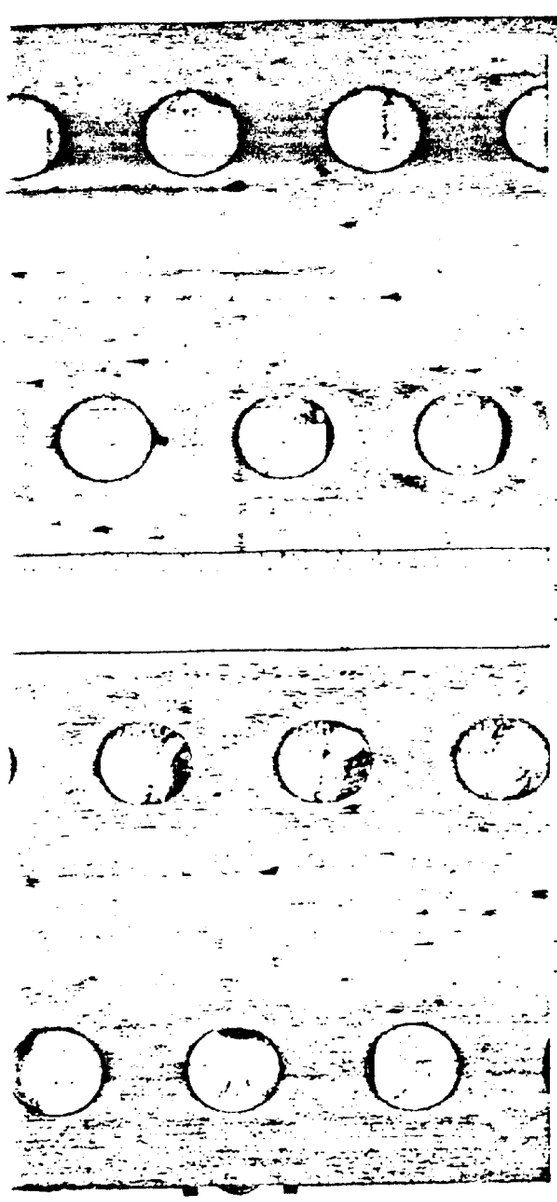
Affiant

Sworn to and subscribed before me, this the 30 day of October, 1996.

NOTARY PUBLIC

HOMER R. AYERS
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES:
SEPTEMBER 17, 1997

STG 10/22 1:01 pm CHECK 525.01



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

RECEIVED OF _____

FOR _____

BOOK 10212 PG 655

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CHKT | |
| | | | | 165406.00 |
| | | | CON TX | 612.01 |
| | | | PRFEE | 1.00 |
| | | | MTEED | 12.00 |
| | | | TOTAL | 625.01 |
| | | | CHECK | 625.01 |
| | | 10/02/96 | 01 | 15:19 0001 5782 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 OCT -2 PM 3:16
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1072863

No.