BOOK 10505 PG 516

THIS INSTRUMENT PREPARED BY:

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

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Westco Development #15, L.P., a Tennessee limited partnership c/o Weston Properties, Inc. 6075 Poplar Avenue, Suite 322 Memphis, TN 38119	Same as New Owner	Map 12-15-O-A Parcel 203 Field Book 10D 52437

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/or assigns, hereinafter referred to as the "GRANTEE", a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being Lot No. 3, Second Revision, Northfork Industrial Park, Section I, Phase I, of record in Book 9700, page 387, Register's Office for Davidson County, Tennessee, to which revised plan reference is hereby made for a more complete and accurate description of said lot.
>
> 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; and being, in part, that property conveyed to Northfork Properties, Inc. by deed from James Edward Russell, et ux of record in Book 10405, page 357, said Register's Office. 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 property description, as hereinabove set forth, is the same as that shown on the Plan of record in Book 9700, page 387, said Register's Office.
>
> The said lot is an unimproved lot, located at 300 Oak Bluff Lane, Goodlettsville, TN 37072.

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 1997, which have been prorated between the parties and which will be paid in full by the GRANTOR, when due. Notwithstanding, in the event the tax prorations deviate as much as

10% from the actual tax statement, the parties will re-prorate said taxes after the tax statements have been received

2 Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 10199, page 480 as amended by Book 10208, page 371, as further amended by Book 10505, page 509.

3. All matters shown on the Plat recorded in Book 9700, page 387, Register's Office for Davidson County, Tennessee, including, but not limited to:

(a) 10' Public Utility and Drainage Easement(s)
(b) 20' Drainage Easement(s)
(c) 25' Overhead Utility Easement
(d) 100 Year Flood Plan
(e) 15' Utility Easement(s)
(f) Lots in this subdivision are to comply with the requirements of Ordinance No. 94-1104 (Tree Ordinance). See Note 7 on said Plat.
(g) Public Utility Easement(s) per Note 8 on said Plat.

All as more particularly shown on said Plat.

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, as amended by Book 10505, page 509, Register's Office for Davidson County, Tennessee.

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, Sr.
BY: W.H. McCLANAHAN,
a/k/a W.H. McCLANAHAN, SR.,
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 16 day of June, 1997.

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/6/97

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 6, 1997

BOOK 10505 PG 518

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

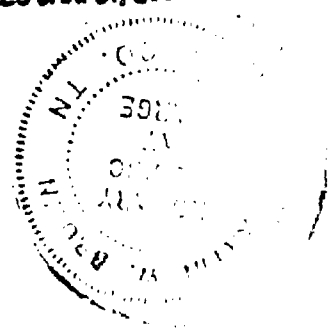
The actual consideration or value, whichever is greater, for this transfer is $404,400.00.

David C. Sock
Affiant

Sworn to and subscribed before me, this the 20th day of June, 1997.

Martin W. Brown
NOTARY PUBLIC

MY COMMISSION EXPIRES JAN. 31, 2001



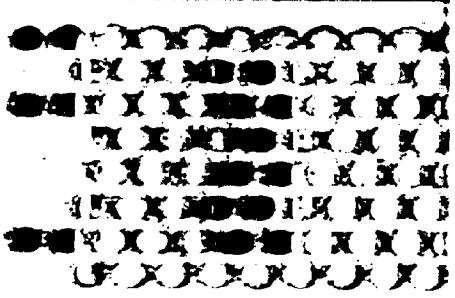
03196777

IDENTIF. ✦ REFERENCE

97 JUN 25 PM 3:15

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

7282 06/25 0101 03CHECK 1509-28



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10505 PG 519

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 404400.00

CON TX 1496.28

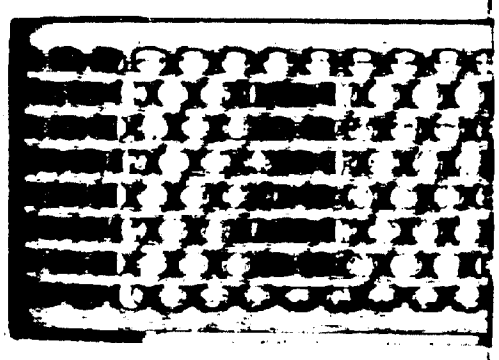
PRFEE 1.00

WDEED 12.00

TOTAL 1509.28

CHECK 1509.28

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 7282



03196777

IDENTIF. ↑ REFERENCE

97 JUN 25 PM 3:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1167099