WARRANTY DEED	STATE OF **TENNESSEE** COUNTY OF **DAVIDSON** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$484,673.95** William B. Drescher Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **11TH DAY OF JUNE, 1998.** Darcy B Fisher Notary Public MY COMMISSION EXPIRES: 10-9-99 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southeastern Freight Lines, Inc.	OWNER	**175-83**
(NAME)	(NAME)	
P.O. Box 1691		
(ADDRESS)	(ADDRESS)	
Columbia, SC 29202	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lavelle Holmes and Claude Rutherford**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Southeastern Freight Lines, Inc.**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION INCORPORATED HEREIN.

Being the same property conveyed to Virginia Posner by deed of record in Book 2440, Page 603, Register's Office for Davidson County, Tennessee. The said Virginia Posner having since died and having devised the property to her heirs at law, Claude Rutherford and Lavelle Holmes, her will being recorded in Davidson County, Probate Will Book 192, Page 28.

This conveyance is subject to the plan of record in Book 9700, Page 670, said Register's Office.

The property described in Exhibit "A" is not the usual place of residence of either Grantor.

unimproved ☒
This is improved ☐ property, known as **4145 Murfreesboro Road, Antioch, TN 37013**
(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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors 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.

RECEIVED FOR REFERENCE
98 JUN 11 PM 2:58
PICK-UP
9638 06/11 0101 03CHECK 1806.29

04494940

Witness **my/our hand(s)** this **11th day of June, 1998**.

BOOK 10973 PG 982

Lavelle Holmes

Lavelle Holmes

Claude Rutherford

Claude Rutherford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Lavelle Holmes and Claude Rutherford the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of June, 1998.

Notary Public

Commission expires:
10-9-99

NOTARY PUBLIC AT LARGE

Exhibit "A"

Described according to a survey by Barge, Waggoner, Sumner and Cannon, Inc. dated March 18, 1998 as follows:

Being a parcel of land in Nashville, Second Civil District, Twenty-ninth Councilmanic District, Davidson County, Tennessee, generally located south of Murfreesboro Road and West of Hurricane Creek Road being property conveyed to Virginia Posner heirs by deed of record in Book 2440, Page 603, R.O.D.C. and being more particularly described follows:

Beginning at a point in the southwesterly right-of-way line of Murfreesboro Road, said point being N 47° 44' 57" W, 259.07 feet from the westerly terminus of a curve return to the northwesterly right-of-way line of Hurricane Creek Road;

THENCE, leaving said southwesterly right-of-way line of Murfreesboro Road, S 19° 14' 49" W, 515.89 feet to a point in the north line of property conveyed to Jerry Matthews, et al, by deed of record in Book 8863, Page 724, R.O.D.C.;

THENCE, along said north line of Jerry Matthews the following calls;

N 74° 26' 51" W, 287.22 feet to a point;
N 87° 17' 59" W, 330.00 feet to a point in the southeasterly corner of property conveyed to William Gary Middleton by deed of record in Book 5965, Page 84, R.O.D.C.;

THENCE, along the westerly line of said Middleton property, N 37° 24' 14" E, 816.96 feet to a point in the southwesterly right-of-way line of Murfreesboro Road;

THENCE, along said southwesterly right-of-way line of Murfreesboro Road, S 47° 44' 57" E, 378.47 feet to the point of beginning;

Containing 298,032 square feet or 6.86 acres, more or less and

Being part of Lot No. 1, Section Seven, Hurricane Creek Industrial Park as of record in Plat Book 9700, Page 670, said Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10973 PG 984

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
484673.95
MOR TX 1793.29
ERR CO
MOR TX 1793.29-
CON TX 1793.29
PRFEE 1.00
WDEED 12.00
TOTAL 1806.29
CHECK 1806.29

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0449494
IDENTIF. # REFERENCE

98 JUN 11 PM 2:58

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TN

06/11/98 01 14:57 0001 9638

No. 1305516