Map 119-5
Par. # 0
M.O.

Prepared by J. C. Pickett, L&N R.R. Co.
908 W. Broadway, Louisville, Kentucky

Address New Owner as Follows:

FOUR B'S INC
(Name)
147-3RD AVE. NO
(Address)
NASHVILLE TENN 37201
(City) (P.O. Zone) (State)

Send Tax Bills to:

FOUR B'S INC.
(Name)
147-3RD AVE. NO
(Address)
NASHVILLE TENN 37201
(City) (P.O. Zone) (State)

FOR AND IN CONSIDERATION of the sum of Thirty-four Thousand, Four Hundred Forty Dollars ($34,440.00) paid by FOUR B'S, INCORPORATED, a Tennessee corporation, party of the second part, hereinafter called Grantee, the receipt of which is hereby acknowledged, LOUISVILLE AND NASHVILLE RAILROAD COMPANY, a corporation created and existing under the laws of the State of Kentucky, party of the first part, hereinafter called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto the said Grantee, its successors and assigns, subject to the conditions hereinafter stated, a tract of land at Nashville, in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at a point measured sixty-nine (69) feet eastwardly at right angles from the center line of the southbound main track of Birmingham Division, formerly the Lewisburg Division, of the railroad of the Grantor at Valuation Station 431+51, which point is six hundred seventy-one (671) feet measured southwardly along said center line of southbound main track from Mile Post 189 from Louisville, Kentucky; thence northwardly along a straight line lying partially sixty-nine (69) feet eastwardly from and parallel to said center line of southbound main track a distance of twelve hundred forty-four and twenty-six hundredths (1244.26) feet to a point; thence continuing northwardly along a line which forms an interior angle of 182° 58' a distance of two hundred eighty-two and twenty-five hundredths (282.25) feet to a rail monument at the point of intersection of the northwest line of Woodbine Avenue and the southwest line of an alley; thence southeastwardly forming an interior angle of 21° 37' and extending along said southwest line of alley a distance of four hundred fifty-three and eighty hundredths (453.80) feet to a point; thence westwardly forming an interior angle of 61° 23' a distance of eighteen (18) feet to a point, said point being in the northeast corner of Lot 91 of Edenwold

Park in Belle Forest Land Company's subdivision; thence southwardly forming an exterior angle of 85° 30' and along the east line of Lots 91 to 110, inclusive, a distance of eleven hundred twenty and ten hundredths (1120.10) feet to a rail monument; thence westwardly forming an interior angle of 87° 29' a distance of one hundred sixty-five and sixty hundredths (165.60) feet (passing a rail monument at one hundred fifty (150) feet) to the point of beginning, containing four and ninety-two hundredths (4.92) acres, more or less, and being a part of the same property conveyed to the Grantor by the Houston-McCord Realty Company by deed dated January 19, 1959, recorded in Book 2883, page 173, and by deed dated December 28, 1922, recorded in Deed Book 615, page 48, both in the Register's office, Davidson County, Tennessee, and also by deed from the Lewisburg and Northern Railroad by deed dated October 1, 1915, recorded in Deed Book 475, page 590, in said office.

TO HAVE AND TO HOLD said tract or parcel of land with all the appurtenances thereunto belonging, to the Grantee, its successors and assigns forever, in fee simple, with covenant of general warranty; provided, however, there is excepted from the operation of said covenant of general warranty all land within the boundaries of the above-described tract or parcel of land which were formerly subject to those public ways, which were closed by acts of the Quarterly County Court of Davidson County, Tennessee, of record in Book A-1, page 77, at its October Term, 1951, and of record in Minute Book "I", pages 458-461, at its July Term, 1913; the intent here being that as to all land formerly subject to said public ways this deed shall have the effect of a quitclaim deed only.

The Grantee, its successors or assigns, agrees, in good faith, to commence construction of a building material warehouse and appurtenant facilities on the property herein described, within one (1) year from the date of this deed, and to continue such construction to completion with reasonable diligence. Should the Grantee, its successors or assigns, fail to commence construction of a building material warehouse on said property within one (1) year from the date of this deed, the Grantee, its successors or assigns, agrees to reconvey the hereinabove-described property to the Grantor, its successors or assigns, if the Grantor requests such reconveyance, provided, however, that if the Grantor does not request such reconveyance within two (2) years following the expiration of the one (1) year period, the Grantor shall have no further right to demand reconveyance. Any such reconveyance in compliance with the obligations

undertaken in this paragraph, shall be by general warranty deed, free of all liens and encumbrances except those upon the property at the time of the conveyance to the Grantee, and for the same consideration paid for said property by the Grantee.

Taxes for the year 1967 on the above-described property will be prorated as of the date of deed.

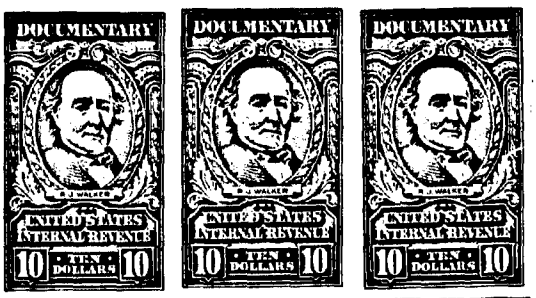
IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed, and its corporate name to be signed hereto by W. H. Kendall, its President, and its corporate seal to be hereto affixed and attested by W. K. Kesten, its Assistant Secretary, this 22nd day of March, 1967.

LOUISVILLE AND NASHVILLE RAILROAD COMPANY

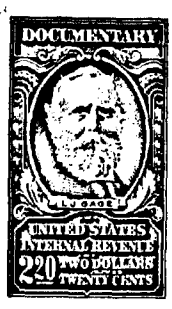
R&S By W. H. Kendall
President

Attest:

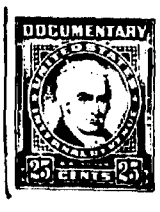
W. K. Kesten
Assistant Secretary











STATE OF KENTUCKY

COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public, within and for said County and State, at Louisville, duly commissioned and qualified, personally appeared W. H. Kendall and W. K. Kesten, with whom I am personally acquainted, and who, upon their several oaths, acknowledged themselves to be, respectively, the President, and the Assistant Secretary of Louisville and Nashville Railroad Company, the within named bargainor, a corporation; and that they, as such President and Assistant Secretary, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by the said W. H. Kendall subscribing thereto the name of the corporation, by himself as such President, and by the said W. K. Kesten affixing and attesting thereon the corporate seal.

WITNESS my hand and Notarial Seal at my office in said Jefferson County at Louisville, this 22 day of March, 1967.

My commission expires [illegible]

Virginia Stevenson
Notary Public

NOTARY PUBLIC, JEFFERSON COUNTY, KY.
My Commission Expires March 19, 1970

STATE TAX $ 51.66
PROBATE .50
TOTAL $ 52.16

APR 19 1967

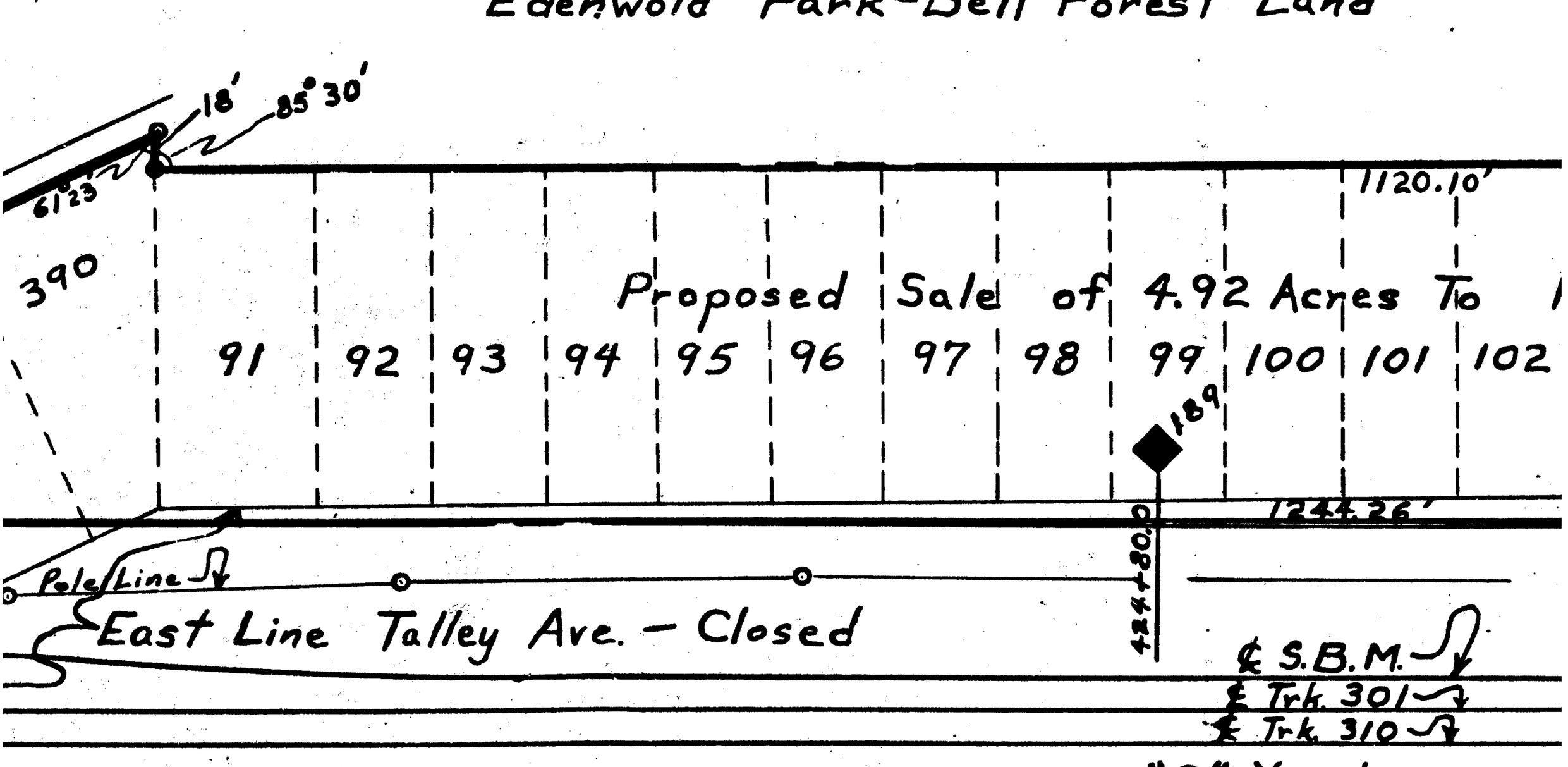
PAID APR 19 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

4122

NASHVILLE, TENN.

DAVIDSON COUNTY



SHOWN

ILROAD COMPANY

332 STATE OF TENNESSEE

7123

BOOK 4122 PAGE 724

68364

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 19 10 07 AM '67
NOTED: BOOK 116 PAGE 264
RECORDING FEE $ 3.25
DEP. REG. m

3.25