FROM: VINE STREET REALTY COMPANY

TO: A & C DISTRIBUTING COMPANY, INC.

This instrument prepared by:
BAILEY, EWING, DALE & CONLEE, Attys.
709-20 Nashville Bank & Trust Building
Nashville, Tennessee 37201

Address New Owner as follows:
A & C Distributing Company, Inc.
1215 Pine Street
Nashville, Tenn. 37203

Send Tax Bills to:
SAME

Map-Parcel Numbers
Map. 94
P/O Par. 106 PW

BOOK 4333 PAGE 359

A 40706

IDENTIF. REFERENCE

MAY 15 2 22 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 62,480.00.

Albert Seigaven
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF APRIL, 1969.

Claudia W. Nichols
Notary Public

My comm. expires:

July 22, 1971

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, cash in hand paid to the undersigned, Vine Street Realty Company, a Tennessee corporation, by A & C Distributing Company, Inc., a Tennessee corporation, receipt of which is hereby acknowledged, Vine Street Realty Company has bargained and sold, and by these presents does transfer and convey unto the said A & C Distributing Company, Inc., its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A parcel of land in the 3rd Civil District of Nashville, Davidson County, Tennessee, bounded on the north by Visco Drive and on the east by Visco Industrial Subdivision, Section 5, as recorded in Plat Book 4175, page 36, Register's Office for Davidson County, Tennessee, more particularly described, according to survey of Barge, Waggoner & Sumner Engineers, dated March 31, 1969, as follows:

Beginning at a concrete monument on the southerly margin of Visco Drive being the northwest corner of Lot 29 of aforementioned Visco, Section 5; thence, with the westerly line of said Lot 29 S 27° 23' E, 454.66 ft. to the centerline of an L & N Railroad spur track; thence, with the centerline of said Railroad spur S 61° 09' W, 28.74 ft. to a point, the beginning of a curve to the left; thence, with said curve having a radius of 410.28 ft. and a central angle of 40° 17', a length of 288.50 ft. to a point; thence, continuing with said Railroad S 20° 52' W, 80.27 ft. to the "point of frog" of another L & N Railroad spur track; thence, N 75° 30' W, 4.70 ft. to the centerline of said other railroad track; thence, following the latter mentioned railroad and around a curve to the left having a radius of 410.28 ft. and a central angle of 41° 53', a curve distance of 299.91 ft. to a point; thence, N 27° 23' W, 335.90 ft. to the southerly margin of Visco Drive; thence, N 62° 37' E, 250.00 ft. to the point of beginning, and containing 2.84 acres, more or less.

Being a part of the property which was conveyed to Vine Street Realty Company by deed of Oman Construction Company, Inc. of record in Book 3097, page 614, Register's Office for Davidson County, Tennessee.

Said tract or parcel of land is conveyed expressly subject to the following:

1. Taxes for the year 1969, which shall be prorated, and payment thereof is expressly assumed by Grantor.

MAY 15	CONV	62,480.00			
MAY 15	S'TAX		B*	162.50	
MAY 15	PR'FEE		B*	.50	
MAY 15	W'DEED		B*	3.00	* 166.00

2. Restrictive Covenants of record in Book 4218, page 237, Register's Office for Davidson County, Tennessee, which, it is agreed, shall be applicable to the said premises.

3. (a) a 50-foot minimum building setback line along the Southerly margin of Visco Drive; (b) a 10-foot public utility easement along the Easterly line; (c) a 25-foot easement for a railroad spur track along the entire Westerly and Southerly lines for a railroad spur track adjacent and parallel to said Westerly and Southerly lines.

4. Vine Street Realty Company covenants and binds itself to construct, or have constructed, a railroad lead track or tracks along the Westerly and Southerly boundaries of the land herein conveyed, and Grantee is expressly granted the right to construct, at its sole expense, a private side track or tracks off of, and connected to, either of said lead tracks. Vine Street Realty Company further covenants and agrees that it will commence the construction of said lead track on or before May 1, 1969, and thereafter diligently prosecute said work to the end that construction thereof be completed as early as practicable.

Grantee, by acceptance of this deed, acknowledges that Grantor shall not be responsible in any amount, or to any extent, for the maintenance of the lead track, following completion of its original construction.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A & C Distributing Company, Inc., its successors and assigns, forever.

And Vine Street Realty Company does covenant with the said A & C Distributing Company, Inc. that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as set out above.

And Vine Street Realty Company does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said A & C Distributing Company, Inc., its successors and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 28th day of April, 1969.

VINE STREET REALTY COMPANY

By Albert Del Favero
Vice-President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Claudia W. Pickard, a Notary Public of the State and County aforesaid, personally appeared Albert Del Favero, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-President of Vine Street Realty Company, the within named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of April, 1969.

Claudia W. Pickard
Notary Public

My comm. expires: July 22, 1971

