DZ:njb
090376

This Instrument Prepared By:

BOOK 5067 PAGE 909

David S. Zinn
INGRAHAM, YOUNG & CORBETT
1720 Parkway Towers
Nashville, Tennessee 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Heavy and Specialized Haulers, Inc. 190 Polk Avenue Nashville, Tn. 37211	Same.	105-12-0 53 58 59

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged,

FRANK C. INGRAHAM et ux
FRANCES R. INGRAHAM,

as GRANTORS herein, have bargained and sold and by these presents do transfer and convey unto

HEAVY AND SPECIALIZED HAULERS, INC.,
a Tennessee corporation,

as GRANTEE herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LOT NO. 5:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, being Lot 5, Section Three, Transpo Center (Not of Record this Date), a/k/a Fair View Park, and being more particularly described as follows:

BEGINNING at a concrete monument in the Northeast margin of Herron Drive (said street having a 60-foot right-of-way at this point), said monument being the common corner between the herein described tract and Jones & Laughlin Steel Corp., whose deed is recorded in Book 3865, Page 145, Register's Office for Davidson County, Tennessee; thence with said margin of Herron Drive North 53°50' West a distance of 250.15 feet to a concrete monument; thence leaving said margin North 36°10' East a distance of 348.51 feet to a concrete monument in the Southwest margin of the Louisville & Nashville Railroad property; thence with said margin of Louisville & Nashville Railroad South 54°01' East a distance of 249.24 feet to a concrete monument, a point in the line of Jones & Laughlin Steel Corp.; thence with said line South 36°01' West a distance of 349.31 feet to the Point of Beginning and containing 2.00 acres.

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LOT NO. 11:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, being Lot 11 of Fair View Park (formerly Transpo Center), (Not recorded this date), being more particularly described as follows:

BEGINNING at a point in the Northeasterly margin of Herron Drive (said street having a 60-foot right-of-way at this point) the common corner between the herein described tract and proposed Lot 12, Fair View Park, said point being located 415.22 feet North 53°50' West from the monument at the intersection of Interstate Boulevard and Herron Drive as recorded in Plat Book 4660, Page 169, Register's Office for Davidson County, Tennessee; thence with the margin of Herron Drive North 53°50' West a distance of 146.48 feet to a point of curve; thence continuing with said margin Northwesterly and with a 399.82 foot radius curve right a distance of 129.1 feet to a point of curve; thence Northerly with a 135 foot radius curve right a distance of 25 feet to the common corner between the herein described tract and Lot 10, Section One, Fair View Park recorded at Book 4660, Page 169, R.O.D.C., Tennessee; thence leaving the margin of Herron Drive North 47°06'52" East a distance of 322.1 feet to the Southwesterly margin of the Louisville & Nashville Railroad Company; thence with the margin of Louisville & Nashville Railroad South 54°01' East a distance of 235.00 feet to a point; thence leaving the margin of Louisville & Nashville Railroad South 36°10' West a distance of 347.71 feet to the Point of Beginning and containing 2.106 acres, more or less.

LOT NO. 12:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, being Lot 12, Fair View Park (formerly Transpo Center), (Not of Record of this Date), being more particularly described as follows:

BEGINNING at a concrete monument in the Northeasterly margin of Herron Drive (said street having a 60-foot right-of-way at this point), said monument being the common corner between the herein described tract and Lot 5, Section Three, Transpo Center (now Fair View Park) and being located 165.22 feet North 53°50' West from the right-of-way monument at the intersection of Interstate Boulevard South and Herron Drive as recorded in Plat Book 4660, Page 169, Register's Office for Davidson County, Tennessee; thence continuing with the Northeasterly margin of Herron Drive North 53°50' West a distance of 250 feet to a point; thence leaving said margin North 36°10' East a distance of 347.71 feet to a point in the Southwesterly margin of the Louisville & Nashville Railroad Company; thence with the margin of Louisville & Nashville Railroad South 54°01' East a distance of 250 feet to a point; thence leaving the margin of said Louisville & Nashville Railroad South 36°10' West a distance of 348.51 feet to the Point of Beginning and containing 2.00 acres.

The above property is a portion of that conveyed to Grantors herein by deed from William J. Wilson, Jr. and Tommy G. Wilson recorded in Deed Book 4968, Page 477, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements and restrictions appearing of public record, and to taxes for the year 1976 and subsequent years.

This is unimproved property known as Lots 5, 11 & 12, Fair View Park, Nashville, Tennessee.

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. 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 claims of all persons whomsoever.

WITNESS our hands this 13th day of September, 1976.

Frank C. Ingraham
FRANK C. INGRAHAM

Frances R. Ingraham
FRANCES R. INGRAHAM, his wife

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 Frank C. Ingraham and Frances R. Ingraham, his wife, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of September, 1976.

Jeanette Sparks
Notary Public

My Commission Expires:
July 24, 1977

D 67655

SEP 13 3 PM '76
IDENTIF. REFERENCE
FEE DAVIDSON COUNTY, TENN.

SEP 13 76	CONV	90,000.00			
SEP 13 76	CONV	30,000.00			
SEP 13 76	S'TAX		E*	312.00	
SEP 13 76	PR'FEE		B*	.50	
SEP 13 76	W'DEED		B*	6.00	* 318.50

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 120,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

T. M. Ford

Sworn to and subscribed before me this 13th day of September, 1976.

Jeanette S. Sparks
Notary Public

My Commission Expires:
July 24 1977