WARRANTY DEED

BOOK 5101 PAGE 915

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James W. Stewart (NAME)	James W. Stewart (NAME)	82-16
4411 Chickering Lane (STREET ADDRESS OR ROUTE NUMBER)	108 Harding Pl.-Suite 200 (STREET ADDRESS)	35-351-36
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	37-38-39 Pkg

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JOE M. RODGERS AND WIFE, HELEN M. RODGERS,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES W. STEWART

HEREINAFTER CALLED THE GRANTEES ~~XXXXX~~ his HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

[See EXHIBIT A attached hereto and incorporated herein by reference as fully as though set forth verbatim herein]

D 8 3 3 9 0

IDENTIFICATION REFERENCE

Dec 30 2 26 PM '76

FEE $ [illegible] REGISTER DAVIDSON COUNTY, TENN.

DEC30% CONV * ~~.00~~ 400,000.00
DEC30% S'TAX B* 1,040.00
DEC30% FR'FEE B* .50
DEC30% W'DEED B* 6.00 * 1,046.50

unimproved ( )
This is improved ( ) property, known as (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 GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness our hand s this 23rd day of December, 19 76

Joe M. Rodgers
JOE M. RODGERS

Helen M. Rodgers
HELEN M. RODGERS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5101 PAGE 916

Personally appeared before me, Sonya S Piper, a Notary Public in and for said County and State, the within named JOE M. RODGERS AND WIFE, HELEN M. RODGERS, the bargainor S 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 30th day of Dec., 1976

Commission Expires: 12/6/77

Sonya S. Piper
Notary Public

SONYA S. PIPER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF)

COUNTY OF)

Before me, , a Notary Public within and for the State and County aforesaid, personally appeared and , with whom I am personally acquainted and who upon (his oath, their several oaths) acknowledged (himself, themselves) to be the and respectively of the the within named bargainor, a corporation, and that (he, they) as such and , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such , and attesting the same by the said as such .

WITNESS my hand and official seal at office at on this day of , 19 .

My Commission Expires: Notary Public

WARRANTY DEED

FROM
JOE M. RODGERS AND WIFE,

HELEN M. RODGERS,
TO
JAMES W. STEWART

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 400,000.00
(Four Hundred Thousand and 00/100 Dollars)

Subscribed and sworn to before me this 30th day of Dec., 1976

Lewis H. Conner, Jr.
AFFIANT

My Commission Expires: 5-10-80

Barbara G. Brewer
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY TENN.

WARRANTY DEED

EXHIBIT A

A tract of land in the First Civil District of Davidson County, Tennessee, being part of Lots 117, 118 and 119 and part of Lots 142 through 146 of Shelby's Third Addition to Edgefield, of record in Book 21, page 43, Register's Office for Davidson County, more particularly described by a survey by Barge, Waggoner, Sumner & Cannon, dated August 25, 1967, revised February 26, 1973, as follows:

Beginning at an iron pin on the west side of South Third Street (now called Interstate Drive) at Woodland Street; thence, S 42° 59' W, 3.6 feet to the north line of Woodland Street; thence, with said north line, S 65° 12' W, 101.2 feet to a point; thence continuing with said north line on a curve to the right having a central angle of 1° 38', a radius of 1,597.0 feet, and a chord of S 66° 01' W, 45.4 feet to a corner; thence, N 25° 25' W, 179.2 feet to the north side of Alley 258, now closed; thence, S 65° 12' W, 100.0 feet with said north line of old Alley 258 to a corner; thence N 25° 19' W, 135.6 feet to the south boundary of the Main Street frontage road; thence with said south boundary of the Main Street frontage road, as follows: On a curve to the right having a central angle of 8° 53', a radius of 654.0 feet, and a chord of N 73° 52' E, 102.4 feet; On another curve to the right having a central angle of 7° 29', a radius of 662.0 feet, and a chord of N 82° 05' E, 86.2 feet; On a curve to the left having a central angle of 21° 32', a radius of 125.2 feet, and a chord of N 75° 03' E, 46.8 feet; N 64° 17' E, 1.3 feet; On a curve to the right having a central angle of 90° 18', a radius of 19.0 feet, and a chord of S 70° 34' E, 26.9 feet to the west line of Interstate Drive; thence with said west line, S 25° 25' E, 246.8 feet to the point of beginning. Containing 54,792 square feet, or 1.26 acres, more or less.

Being the same property conveyed to Joe M. Rodgers and Bill B. Blankenship by deed from Mid-Tenn Realty Company, Inc. of record in Book 4694, page 734, Register's Office for Davidson County, Tennessee, and Joe M. Rodgers having acquired the undivided one-half (1/2) interest of Bill B. Blankenship by deed of record in Book 5099, page 763 , Register's Office for Davidson County, Tennessee, and also included is a portion of property formerly included in Alley 258 which has since been closed by action of the Council for Metropolitan Government of Nashville and Davidson County, Tennessee, being Council Bill No. 72-104 and a boundary line agreement pertaining to said alley, now closed, is of record in Book 4694, page 737, said Register's Office. Grantors sell, bargain and convey unto Grantee all right, title and interest, which Grantors have in the premises under and by virtue of said agreement.

This conveyance is made subject to the following liens, encumbrances and restrictions:

1. Lack of direct access to controlled access highway from the premises in question, such right of access having been granted to State of Tennessee by deed from Ideal Laundry Corporation, of record in Book 3164, page 631, Register's Office for Davidson County, Tennessee.

2. Perpetual easement vested in City of Nashville for highway and bridge approach purposes, by decree entered in Minute Book 45, page 375, Third Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Book 2795, page 415, Register's Office for Davidson County, Tennessee.

3. Deed from Ideal Laundry Corporation to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4007, page 933, Register's Office for Davidson County, Tennessee, contains the following provision:

"This conveyance is made subject to a ramp being provided along the westerly 30 feet of the above property. This ramp is to provide access for the movement of Industrial clothes hampers, mounted on casters, from delivery trucks to the plant area.

This conveyance is also made subject to the fact that there will be no fencing erected on the new right of way described herein."