FROM

CORONADA BUILDERS CORPORATION

TO

H. DAVID SMITH

For draftsman's use

PREPARED BY:
John L. Chambers
Chambers & Wiseman
19th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 5103 PAGE 591

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. David Smith (NAME)	New Owner (NAME)	Map 44-15
15TH FLOOR FIRST AMERICAN CENTER (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 13
NASHVILLE, TN 37238 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

JAN 6 11 27 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

D84139

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$188,744.28*** Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 1977.

Notary Public

MY COMMISSION EXPIRES: 5-16-77

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE LARGE

$188.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED EIGHTY-EIGHT THOUSAND SEVEN HUNDRED FORTY-FOUR AND 28/100 DOLLARS ($188,744.28), of which THIRTY-FOUR THOUSAND AND NO/100 DOLLARS ($34,000.00) has been cash in hand paid by the Grantee hereinafter named, the receipt and sufficiency of which is hereby acknowledged, and for the balance of which Grantee assumes the remaining principal balance of ONE HUNDRED FIFTY-FOUR THOUSAND SEVEN HUNDRED FORTY-FOUR AND 28/100 DOLLARS ($154,744.28) of one certain note dated February 3, 1969, payable to First and Mid-South Mortgage Company, secured by a deed of trust of record in Book 4307, page 459, Register's Office for Davidson County, Tennessee, CORONADA BUILDERS CORPORATION, the Grantor, a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto H. DAVID SMITH, the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in the 4th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Map of the Subdivision of the Land of the Heirs of Robert Hadley, Deceased, as of record in Plan Book 2, page 101, Chancery Court at Nashville, described according to a survey made by W. W. Turner Company, Engineers, April 27, 1948, as follows:

BEGINNING with an iron pin at the east end of the return at the southeast corner of the intersection of Donelson Avenue and Bryan Street; thence the following courses and distances: South 89° 13' East 158.8 feet along the southerly margin of Donelson Avenue to an iron pin, said pin being in the northwest corner of the U. S. Post Office property; thence South 0° 48' West 229.5 feet to an iron pin, said pin being approximately in the south margin of an asphalt alley; thence South 89° 13' East 133.5 feet along the south margin of said alley to an iron pin in the westerly margin of Elliston Street; thence South 0° 48' West 206.0 feet along the westerly margin of Elliston Street to an iron pin; thence North 89° 13' West 301.9 feet to an iron pin in the easterly margin of Bryan Street; thence North 0° 45' East 425.6 feet along the easterly margin of Bryan Street to a concrete monument; thence around a curve having a radius of 10 feet and a delta angle of 90° 02' for a distance of 15.7 feet to an iron pin, and the point of beginning, containing 2.32 acres, more or less.

BEING the same property conveyed to Coronada Builders Corporation by deed from Jebb, Inc. of record in Book 4557, page 297, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all right, title, interest, and obligations of Grantor as Landlord, which Grantee assumes, in and to the following leases: (1) Lease dated May 16, 1967, by and between Jebb, Inc. and The Kroger Co. of record in Book 4136, page 226, as modified by instrument of record in Book 4307, page 483, and subject to sublease by and between The Kroger Co. and Edward J. Hunter of record in Book 4853, page 770, Register's Office for Davidson County; (2) Lease dated June 3, 1968, by and between Jebb, Inc. and City Products Corporation of record in Book 4266, page 662, as modified by instrument of record in Book 4307, page 487, Register's Office for Davidson County, and subject to sublease by and between City Products Corporation and Donald R. O'Guinn not of record; and (3) Lease dated July 18, 1972, by and between Coronada Builders Corporation and Tommy H. Crosslin and wife, Louise P. Crosslin, d/b/a Lou's Hi Lo Fashions, not of record. Grantor warrants and represents that all of said leases are in good standing and are not in default as of the date of this conveyance. Grantor further represents that the conveyance of its interest in and to said leases is subject to an Assignment of Leases to First and Mid-South Mortgage Company of record in Book 4307, page 463, Register's Office for Davidson County, given as additional security for the note and deed of trust assumed by Grantee herein.

THIS CONVEYANCE IS EXPRESSLY MADE SUBJECT TO: (1) Special utility easements, water, sewer, electric, and telephone lines and cables, and reservations and rights thereto as of record in Book 1633, page 196, Register's Office for Davidson County; (2) Easement for public utilities, sewers, and road as of record in Book 1018, page 190, said Register's Office; (3) Agreement between E. I. Dupont de Nemours and Company and The Crescent Amusement Company as of record in Book 1634, page 177, said Register's Office; and (4) Rights of parties in actual possession of all or any part of the premises.

This is improved property known as Dupont Shopping Center, 1105 Donelson Avenue, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said H. DAVID SMITH, his heirs and assigns, forever.

AND CORONADA BUILDERS CORPORATION does covenant with the said H. DAVID SMITH that it is lawfully seized and possessed of said land in fee simple, has a good right to convey same, and the same is unencumbered except as hereinabove set forth.

AND CORONADA BUILDERS CORPORATION does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said H. DAVID SMITH, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, CORONADA BUILDERS CORPORATION has hereunto set its hand by its duly authorized officer on this 4th day of January, 1977.

CORONADA BUILDERS CORPORATION

By _____
James D. Gilmore, President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JAMES D. GILMORE, with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be President of CORONADA BUILDERS CORPORATION, a corporation, the within named bargainor, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at office at Nashville, Tennessee, this 4th day of January, 1977.

Susan M. Dearson
NOTARY PUBLIC

My Commission Expires:
11/2/77

JAN-6F	CONV	99,000.00			
JAN-6F	CONV	89,744.28			
JAN-6F S'TAX			B*	490.62	
JAN-6F PR'FEE			B*	.50	
JAN-6F	W'DEED		B*	6.00	* 497.12