CORRECTED WARRANTY DEED

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

GIFFORD INVESTMENTS, a general partnership

TO

SECOND STREET REALTY COMPANY, INC.

For draftsman's use
THIS INSTRUMENT PREPARED BY:
J. C. DALE, JR., ATTORNEY
14th Floor, Nashville City Bank Building
Nashville, Tennessee 37201

BOOK 5283 PAGE 90

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Second Street Realty Company, Inc. (NAME)	Same (NAME)	Map 106
310 South Second Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 9-57
Nashville, Tn. 37202 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAY 9 9 24 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

E 6427.3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF April 19 78.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

MAY-9 78 MISC 8* 6.00 * 6.00

For and in Consideration of the sum of TEN AND NO/100 ($10.00)---------- DOLLARS

cash and other good and valuable consideration to us in hand paid by Second Street Realty Company, Inc., a Tennessee corporation, the receipt of which is hereby acknowledged, and the assumption by said Grantee of the payment of the balance owing on our Promissory Note, dated March 22, 1977, payable to Commerce Union Bank of Nashville, Tennessee in the original sum of $200,000.00, secured by Deed of Trust recorded in Book 5129, Page 237, Register's Office for Davidson County, Tennessee, by Assignment of Leases from Gifford Investments to Commerce Union Bank recorded in Book 5129, Page 259, said Register's Office, and by Financing Statements under the Uniform Commercial Code from Gifford Investments to Commerce Union Bank, recorded in Book 5129, Page 267, and Book 5236, Page 525, said Register's Office, which note and security instruments have been transferred and assigned to Interstate Life & Accident Insurance Company of Chattanooga, Tennessee, by Assignment of Commerce Union Bank recorded in Book 5236, Page 528, said Register's Office, we, Gifford Investments, a general partnership composed of The John P. Gifford, Sr. Trust, George E. Gifford, John P. Gifford, Jr. and Florence Gifford Blair, Trustees of said Trust, and George E. Gifford, John P. Gifford, Jr., Florence Gifford Blair and Florence E. Gifford, each as partners and individually, as set forth in Partnership Agreement (Restated) dated the 1st day of March, 1978, recorded immediately prior to the recording of this Corrected Warranty Deed,

have bargained and sold, and by these presents do transfer and convey unto the said Second Street Realty Company, Inc., a Tennessee corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract of land in the First (1st) Civil District of Davidson County, Tennessee and being part of Lots Nos. 1 and 2 of Burns Industrial Subdivision as of record in Book 3600, Page 73, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Tredco Drive, said point being the common corner of Lots Nos. 2 and 3; thence, with said southerly margin south 88° 03' east 178.3 feet to an iron pin; thence, with a curve to the right 47.35 feet to an iron pin in the westerly margin of Foster Avenue, said curve having a radius of 30 feet, a central angle of 90° 26' and a tangent distance of 30.23 feet; thence, with said margin of Foster Avenue south 2° 23'

west 208.1 feet to an iron pin; thence, leaving said margin with a fence north 88° 03' west 206.2 feet to a concrete monument; thence with the line between said Lots Nos. 2 and 3 north 1° 53' east 208.4 feet to the point of beginning, and containing 55,459 square feet or 1.27 acres, more or less.

Form No. WD3a

BOOK 5283 PAGE 91

Being part of the property conveyed to Gifford Investments, a general partnership comprised of John P. Gifford, Sr., Florence E. Gifford, George E. Gifford, Florence D. Blair and John P. Gifford, Jr. as co-partners, by deed from Robert S. Moon and wife, Eunice B. Moon of record in Book 5085, Page 402, said Register's Office.

The above-described property and this conveyance is subject to easements or restrictions as follows:

1. The Owner's Certificate and other conditions as outlined on the Plan of Burns Industrial Subdivision of record in Book 3600, Page 73, Register's Office for Davidson County, Tennessee.

2. A 10 foot easement for public utility purposes along the rear lines of said lots and the southerly line of Lot No. 1, and setback requirements, as shown on the Plan of Record in Book 3600, Page 73, said Register's Office.

3. A 10 foot permanent easement and a 20 foot temporary construction easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4799, Page 222, said Register's Office.

4. A 7.5 X 15 foot drainage easement at the southeast corner of Lot No. 1 as set out in Deed of record in Book 4006, Page 55, said Register's Office.

The above-described property is also subject to the following:
(1) Lease by Gifford Investments to Giffco Truck & Trailer Supply Company, Inc. recorded March 30, 1977 in Book 5129, Page 248, said Register's Office, which Lease is being cancelled and surrendered and a new Lease is to be made by Grantee to said Giffco Truck & Trailer Supply Company, Inc. to take effect upon cancellation of the prior Lease.

(2) The said Assignment by Commerce Union Bank to Interstate Life & Accident Insurance Company of the Deed of Trust, Assignment of Leases, and security interests, as recorded in Book 5236, Page 528, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 1241 Foster Avenue, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Second Street Realty Company, Inc., a Tennessee corporation, its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said Second Street Realty Company, Inc. 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, except for the balance owing on the note secured by the security instruments hereinabove mentioned and the Metropolitan Nashville and Davidson County Property Taxes owing for the year 1978.

And the said Gifford Investments, a general partnership, as Grantors do further covenant and bind ourselves, and our heirs and representatives, to warrant and forever defend the title to the said land to the said Second Street Realty Company, Inc., its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 2nd day of May, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GIFFORD INVESTMENTS, a general partnership

BY: George E. Gifford, Partner

John P. Gifford, Jr., Partner

Florence Gifford Blair, Partner

Florence E. Gifford, Partner

THE JOHN P. GIFFORD, SR. TRUST, PARTNER

BY: George E. Gifford, Trustee

John P. Gifford, Jr., Trustee

Florence Gifford Blair, Trustee

I join in the aforesaid conveyance to convey any and all interests I may have in the described properties.

John P. Gifford, Sr.

Form No. WD3b

BOOK 5283 PAGE 92

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Marjory Luth Neece, a Notary Public in and for said County and State, the within named George E. Gifford, Partner, John P. Gifford, Jr., Partner, and Florence E. Gifford, Partner, and George E. Gifford and John P. Gifford, Jr., as Trustees of The John P. Gifford, Sr. Trust, and John P. Gifford, Sr. 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 2 day of May, 19 78

Marjory Luth Neece, Notary Public

Commission Expires 7-22-80

STATE OF Davidson Tennessee
County of Davidson

Personally appeared before me, Marjory Luth Neece, a Notary Public in and for said County and State, the within named Florence Gifford Blair, partner, and Florence Gifford Blair, as Trustee of the John P. Gifford, Sr. Trust,

the bargainor S, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ____, this 2 day of May, 19 78

Marjory Luth Neece, Notary Public

Commission Expires 7-22-80

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ____, a Notary Public of the State and County aforesaid, personally appeared ____, with whom I am personally acquainted, and who, upon oath, acknowledged ____ self to be ____ of the ____, the within named bargainor, a corporation, and that he as such ____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ____ self as ____.

Witness my hand and seal, at office in ____, this ____ day of ____, 19 ____.

____, Notary Public.

Commission expires ____.