Address New Owner(s) as Follows:

H. Rodes Hart
612 10th Avenue, North
Nashville, Tennessee 37203

Send Tax Bills to:

Same

Map-Parcel Nos.

92-4-372

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4406

06/06 785.50- CHECK

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Thousand and No/100 Dollars ($300,000.00), cash in hand paid by H. Rodes Hart, the receipt of which is hereby acknowledged, Phillips & Buttorff Corporation, a Tennessee corporation formerly named Phillips & Buttorff Manufacturing Company, has bargained and sold, and by these presents does transfer and convey unto the said H. Rodes Hart, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Phillips & Buttorff Corporation of record in Book 5200, page 169, Register's Office for said County, described as follows:

Beginning at an iron pin in the Easterly Right-of-Way of 14th Avenue, North, said iron pin being the Northwesterly corner of Lot No. 2 of the Phillips & Buttorff Corporation's property as of record in Book 5200, page 169, Register's Office for Davidson County, Tennessee, and located in the center line of the Illinois Central Railroad's 25 feet easement and tract; said iron pin is located South 30° 16' East, a distance of 177.72 feet from a concrete monument located in the Southeasterly corner of the Intersection of Herman Street and 14th Avenue, North; thence, leaving the Right-of-Way of 14th Avenue, north and following a new line which runs in the Illinois Central Railroad's 25 feet easement, North 48° 10' 00" East a distance of 135.34 feet to an iron pin; thence, north 60° 06' 30" East a distance of 287.25 feet to an iron pin in the center line of said railroad easement; thence, leaving the center line of said railroad easement and track, South 30° 15' 30" East a distance of 117.31 feet to a P & K nail in a concrete pad; thence, South 59° 44' 30" West a distance of 419.82 feet to an iron pin in the Easterly Right-of-Way of 14th Avenue, North; thence, following the Easterly Right-of-way of 14th Avenue, North, North 30° 16' 00" West a distance of 91.99 feet to the point of beginning.

The above described property is part of the property conveyed to The Phillips & Buttorff Manufacturing Company by deed from Isaac Litton, Executor of the last Will and Testament of Samuel Watkins, deceased, of record in Book 69, page 278, said Register's Office, and by deed from F.F. Porter and W.B. Porter, his wife, of record in Book 101, page 31, said Register's Office, by deed from W.E. Norvell and W.J. Wallace, partners under the firm name of Norvell and Wallace, of reocrd in Book 245, page 540, said Register's Office. By charter amendment, the name of Phillips & Buttorff Manufacturing Company was changed to Phillips & Buttorff Corporation.

Said property is conveyed subject to 1979 taxes which have been prorated and assumed by Grantee, owner's certificate shown on plan of record in Book 5200, page 169, said Register's

Office, a 25-foot easement for Illinois Central Railroad right of way along the northerly line of the property, and a sewer easement as shown on said plan.

This is improved property located on the eastern side of 14th Avenue, North, between Herman Street and Harrison Street in 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, his heirs 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, unless otherwise herein set out. And 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, his heirs and assigns against the lawful claims of all persons whomsoever.

Grantor also conveys all of its right, title and interest in that portion of the above railroad track between the above described property and the point where said spur track leaves the track owned by the railroad company.

IN WITNESS WHEREOF, Phillips & Buttorff Corporation has caused this Warranty Deed to be executed in its name by its duly authorized officers, on this 5th day of June, 1979.

PHILLIPS & BUTTORFF CORPORATION

By: _____
President

Attest:

_____
Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Michael H. Clark, a Notary Public of the State and County aforesaid, personally appeared _____

FELIX Z. ANDERSON III REGISTER
DAVIDSON COUNTY, TENN.
JUN 6 8 40 AM '79
IDENTIF. REFERENCE
F. 32975

NEAL L. JENNINGS and R. HIX CLARK,
with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of the Phillips & Buttorff Corporation, the within-named bargainor, a corporation, and that they as such President and Secretary, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said NEAL L. JENNINGS as such President and attested to by the said R. HIX CLARK as such Secretary.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this the 5th day of JUNE, 1979.

Michael H. Peek
Notary Public

My Commission Expires:
May 22, 1980

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $300,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 5th day of JUNE, 1979.

Michael H. Peek
Notary Public

My Commission Expires:
May 22, 1980

THIS INSTRUMENT WAS PREPARED BY:

Michael S. Peek, Esquire
Bass, Berry & Sims
2700 First American Center
Nashville, Tennessee 37238

PAGE PARCEL # CTMS END

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5445 PAGE 739

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			300000.00- CO	
			780.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	786.50-
7406A06/06/79			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F-32975

IDENTIF. REFERENCE

JUN 6 8 41 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 688398