THIS INSTRUMENT PREPARED BY: Robert L. Trentham, Attorney, 24th Floor, L & C Tower, Nashville, TN.

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
HOLDER & NORTHERN LUMBER COMPANY (NAME:)	Same (NAME:)	91-2-239
5705 New York Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37209 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	BOOK 5476 PAGE 974

For and in Consideration of the sum of Ten ($10.00) ---------- *DOLLARS*

cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

J. B. HOLDER and wife, MILDRED R. HOLDER

have bargained and sold, and by these presents do transfer and convey unto the said HOLDER & NORTHERN LUMBER COMPANY, a Tennessee Corporation, their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

BEGINNING at an iron pipe on the Southeasterly margin of 60th Avenue at the Southwest corner of Cripps' Lot, known as Lot No. 10; thence in a Southerly direction along the Easterly margin of 60th Avenue 138.76 feet to an iron pipe in the Northwest corner of the property heretofore sold by the Walnut Lumber Manufacturing Company, Inc., to the Farris Hardwood Lumber Company; thence South 58 degrees 32 minutes East along the Northerly boundary of said Farris Hardwood Lumber Company tract 260 feet to an iron pipe in the center of the spur railroad track which skirts the property on the East side thence Northerly following the center of said spur railroad track 14.9 feet; thence Northerly 29 degrees 28 minutes East with the center of said track 100 feet; thence North 25 degrees, 2 minutes East with the center of said track 100 feet; thence North 20 degrees 26 minutes East 93.1 feet with the center of said track to the South-West corner of the intersection of said track and California Ave.; thence westerly along the Southerly margin of California Ave. 185 feet 4 in. to an iron pipe in the Northeast corner of Cripps' lot, known as Lot No. 10; thence Southerly with the Easterly margin of said Cripps' Lot 175 feet crossing a 25 foot alley to an iron pipe at the Southeast corner of said Cripps' lot; thence Westwardly with the Southerly margin of said Cripps' lot 50 feet to the point of beginning.

(property description continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,242.00

Subscribed and sworn to before me, this the 2ND day of Aug., 19 79

Affiant

My commission expires: Notary Public 11-13-19

(Affix Seal)

Notary Public

BEING the same property conveyed to J. B. Holder and wife, Mildred R. Holder by deed from Farris Hardwood Lumber Company, a Tennessee corporation, as of record in Book 4180, Page 300, Register's Office of Davidson County, Tennessee.

Excluded from the above described property is an easement reserved in Warranty Deed of record in Book 4180, Page 300, R.O.D.C., Tn., in favor of the L & N Railroad (formerly granted to The Nashville, Chattanooga & St. Louis Railway) and the Central Oak Products Company and any others served by said track an industrial railroad track across the property herein conveyed. The said easement is 16 feet wide, that is to say, it runs 8 feet on each side of the center line of the said railroad track which is presently on the property.

* This is a conveyance of real estate only, it being understood and agreed that title to all improvements on the above described property is retained by the Grantors.

This conveyance is subject to a Deed of Trust executed by Joe B. Holder & wife, Mildred R. Holder to John M. Oden, Trustee, dated January 13, 1978, and recorded in Book 5243, Page 166, R.O.D.C., Tennessee and

A sixteen-foot easement for railroad track reserved in deed from Tennessee Property Company to A.C. Farris, et al, of record in Book 1361, Page 273, R.O.D.C., Tn., and

An Agreement between Nashville, Chattanooga & St. Louis Railway and Parks & Williamson, et al, of record in Book 622, Pages 62 and 65, inclusive, R.O.D.C., Tn.

unimproved ( )
This is improved (X) property, known as 5901 California Avenue, Nashville, TN 37209
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said HOLDER & NORTHERN LUMBER COMPANY, a Tennessee Corporation, its *heirs and assigns, forever.*

And we *do covenant with the said* HOLDER & NORTHERN LUMBER COMPANY *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.* *

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* HOLDER & NORTHERN LUMBER COMPANY *heirs and assigns against the lawful claims of all persons whomsoever. Witness* our *hands this* 2nd *day of* ~~June~~ August, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

J. B. Holder

Mildred R. Holder

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5476 PAGE 976

Personally appeared before me, ROBERT L TRENTHAM *, a Notary Public in and for said County and State, the within named* J. B. Holder and wife, Mildred R. Holder

*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* 2nd *day of* August *, 19* 79.

Robert L Trentham *, Notary Public.*

Commission Expires 11-13-79.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ... *, a Notary Public in and for said County and State, the within named* .....

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

Witness my hand and official seal at ....., *this* ..... *day of* ....., *19*.....

....., *Notary Public.*

Commission Expires .....

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 .....

WARRANTY DEED

FROM

J. B. HOLDER and wife,
MILDRED R. HOLDER

TO

HOLDER & NORTHERN LUMBER
COMPANY, a Tennessee
Corporation

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

F.4.4.1.8.5

BOOK 5476 PAGE 977

IDENTIF. REFERENCE

AUG 3 4 16 PM '79

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

1583 MAR 30 '82 - 02 CHECK

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

BOOK 5476 PAGE 978

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

10242.00- CO
26.52 CO TX
.50 PRFEE
12.00 WDEED
CHECK 39.02-
158ADB/03/79 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 4 4 1 8 5

IDENTIF. REFERENCE

AUG 3 4 16 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 702173