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IDENTIF. REFERENCE

FEB 1 11 43 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

BOOK 5561 PAGE 942

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF February 19 80

Notary Public

MY COMMISSION EXPIRES: 4-9-84

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James D. Stubbs, Attorney, Suite 218 Donelson Plaza, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cornwell and Rozell (NAME)	SAME (NAME)	To be set up
3543 Central Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	86-15
Hermitage, Tn. 37076 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, Eldon D. Cornwell and Joseph A. Rozell, III

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cornwell and Rozell

HEREINAFTER CALLED THE GRANTEES, THEIR 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 BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This transfer and conveyance of property described in Exhibit A is subject to Deed of Trust of record in the Register's Office for Davidson County, Tennessee in Book 5504, page 882, said Deed of Trust being under date of September 25, 1979 and transferring and conveying said property to Stephen C. Baker Trustee, to secure an indebtedness evidenced by a promissory note dated September 25, 1979 made payable to the order of Commerce Union Bank in the sum of Ninety-Two Thousand and No/100 Dollars ($92,000.00), payable in 60 consecutive monthly installments, with interest as provided in said note, together with any renewals, extentions or modifications thereof.

The property described in Exhibit A is subject to any easements or restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is not the usual place of residence, is not used for residential purposes, and is not subject to homestead law.

Grantee, Cornwell and Rozell, is a Tennessee Partnership.

unimproved ( )
This is improved (X) property, known as 3543 Central Pike, Hermitage, Tennessee 37076
(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 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 their hand s this 30th day of January, 19 80

by: Eldon D. Cornwell

Joseph A. Rozell III

STATE OF TENNESSEE
Davidson County

BOOK 5561 PAGE 943

Personally appeared before me, Nellie S. Rue, a Notary Public in and for said County and State, the within named Eldon D. Cornwell and Joseph A. Rozell III

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 Donelson, Tennessee, this 30th day of January, 1980

Commission expires: 8-2-80

Nellie S. Rue
Notary Public

STATE OF TENNESSEE
Davidson County

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 (their several oaths) (his oath) (themselves) (himself) acknowledged 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 purposes 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 the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Eldon D. Cornwell and
Joseph A. Rozell, III

TO
Cornwell and Rozell

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the Resubdivision of Lot 3, Hockaday Industrial Park, of record in Book 5210, page 203, Register's Office for said County, described as follows:

Beginning at an iron pin in the northerly margin of Central Pike, said pin being located 1390.3 feet, more or less, from the centerline of Lebanon Road; thence leaving Central Pike North 39° 17' East 187.50 feet, to an iron pin; thence North 53° 00' West 178.00 feet to an iron pin located 30 feet from the centerline of the Old Hickory Branch Tennessee Central Railroad; thence North 39° 17' East 923.56 feet to an iron pin; thence South 40° 32' East 5.15 feet to an iron pin; thence South 2° 25' West 372.85 feet to a point at the southeasterly rear corner of a 1.72 acre tract, marked Reserved Parcel; thence with the northwesterly line of said Reserved Parcel, South 39° 17' West 448.67 feet to an iron pin; thence continuing South 39° 17' West 333.20 feet to an iron pin in the northerly margin of Central Pike; thence with the said margin of said Pike, North 75° 19' West 54.99 feet to the point of beginning, and containing 4.26 acres, more or less.

Being the same property conveyed to Eldon D. Cornwell and Joseph A. Rozell, III, by deed from Hockaday Equipment and Supply Company, Inc., of record in Book 5504, page 878, said Register's Office.

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

BOOK 5561 PAGE 945

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

115000.00- CO
299.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 308.50-
0523A02/01/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 74747

IDENTIFICATION REFERENCE

FEB 1 11 43 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 739919