ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
CUMMINGS PROPERTIES INCORPORATED	Same as Owner	106-1 12
(NAME)	(NAME)	
200 12th Avenue, South		106-1 15
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37203		94-13 77
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5813 PAGE 775

For and in consideration of the sum of TEN AND 00/100 ($10.00) ---------- DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged,

Cummings Incorporated, the International Sign Service, a Tennessee Corporation (formerly known as Cummings & Company, the International Sign Service, Inc.) have bargained and sold, and by these presents do transfer and convey unto the said Cummings Properties Incorporated, a Tennessee corporation,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: See Exhibit A attached hereto and incorporated herein by reference as fully as if copied verbatim.

unimproved ( )
This is improved (X) property, known as _____
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 our hands this 30th day of October, 19 81.

CUMMINGS INCORPORATED, THE INTERNATIONAL SIGN SERVICE

By: _____, Vice President

_____, Secretary

STATE OF TENNESSEE

BOOK 5813 PAGE 776

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____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Connie L Edwards, a Notary Public of the State and County aforesaid, personally appeared Mary E. King and Walter Everett with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Vice President and Treasurer respectively of the Cummings Incorporated, the International Sign Service, the within named bargainor, a corporation, and that they as such Vice President and Treasurer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Mary E. King as such Vice President and attesting the same by the said Walter Everett as such Treasurer.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of October, 19 81.

Connie L Edwards Notary Public

Commission expires 7/21/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 509,150.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William [illegible] Instrument

Sworn to and subscribed before me this 30th day of October, 19 81.

My commission expires 7/21/85 Notary Public Connie L Edwards

DALE L. STEGALL
HARWELL BAPR MARTIN & SLOAN
A Professional Corporation, 400 Metropolitan Federal Bldg, Nashville, Tenn. 37219

This instrument was prepared by:

Name | Address

3847 [illegible] - CHECK

WARRANTY DEED

FROM

CUMMINGS INCORPORATED,

THE INTERNATIONAL SIGN SERVICE

TO

CUMMINGS PROPERTIES INCORPORATED

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

DAVIDSON COUNTY, TENN.
FILED AND REGISTERED
OCT 30 2 56 PM '81

IDENTIFICATION REFERENCE

66347

EXHIBIT A

PARCEL I

Tract No. 1: Being two tracts in the third district of Davidson County, described as follows:

(A) Being the southwesterly corner of Lot 41 and the southerly part of Lot 40 in the Calhoun's Subdivision of Lots 20, 21 and 22 of the W.B. Lewis Property of record in book 57, page 92, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of an alley in the rear of said lots at the dividing line between Lots No. 39 and 40 in said subdivision; thence south 83°45' East with the northerly margin of said alley 74 feet, more or less, to a point in the westerly line of that part of said lots conveyed to State of Tennessee, in book 3102, page 69, said Register's Office; thence along said line, North 37°42' West 101.7 feet, more or less, to a point in the dividing line between Lots No. 39 and 40; thence with the dividing line of said lots, South 10° 27' West 66 feet, more or less, to the point of beginning, and being Parcel No. 23.

(B) Being Lots Nos. 20, 21, 22 and 23 on the Subdivision of Lot No. 20, Estate of W.B. Lewis property, of record in book 57, page 92, said Register's Office, as follows:

Said lots 20, 21, 22 and 23 adjoin and front together 200 feet on the northerly side of Davis Avenue, and run back between parallel lines 170 feet to an alley.

This conveyance is made subject to the conditions in the deeds in book 3102, page 69, and book 3096, page 165 conveying certain properties to the State of Tennessee, to be used for the construction of a Controlled Access Highway and all rights of ingress and/or egress to, from and across the same and from abutting lands was also conveyed.

Tract No. 2: Land in Davidson County, Tennessee, being Lots Nos. 29, 30, 31, 32, 33, 34, 35, 36, and parts of Lots Nos. 37 and 38 on the Plan of W.B. Lewis Property, as of record in Book 57, page 92, Register's Office for said County. Said Lots Nos. 29, 30 and 31 adjoin and front together 240.5 feet on the northerly side of Davis Avenue and run back between lines, 170 feet on the easterly line of Lot No. 29 and 187.8 feet along the west line of Lot No. 31 and along the easterly margin of Orr Avenue to a 15 foot alley in the rear on which they measure 173 feet.

Said Lots Nos. 32, 33, 34, 35, 36 and parts of Lots 37 and 38 are described as follows:

Beginning at the southeasterly corner of Orr Avenue and Bond Avenue; thence easterly along the southerly boundary of Bond Avenue, 280.6 feet to a point, 3.7 feet west of the common corner of Lots Nos. 37 and 38; thence crossing the northerly part of Lots 37 and 38, along the State of Tennessee Highway Property, south 37° 42' east 73 feet to a point in the easterly line of Lot No. 38; thence southerly with said line, 118 feet to the northerly margin of a 15 foot alley; thence westerly with said alley, 416.8 feet to the easterly margin of Orr Avenue; thence with said Avenue, northeasterly 186.8 feet to the point of beginning.

Tract No. 3: Land in Davidson County, Tennessee, being the southerly part of Lot No. 39 on the Map of the Subdivision of Lots No. 20, 21 and 22 of the W.B. Lewis Plan of Lots, as of record in Book 57, page 92, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of an alley lying between Bond and Davis Street as shown on said Plan, at the common corner of Lots 39 and 40; thence with the line between said lots, northerly 66 feet to the southerly margin of the property conveyed

to the State of Tennessee, by deed of record in Book 3101, page 41, Register's Office; thence along the State of Tennessee property line, North 37° 42' West 64.7 feet to a point in the dividing line between Lots Nos. 38 and 39; thence with the line between said lots, southerly 118 feet to a point in the northerly margin of said alley; thence with the margin of the same, easterly 50 feet to the point of beginning. This conveyance is made subject to any encumbrances as far as ingress and egress is concerned resulting from the conveyance to the State of Tennessee for highway purposes, as shown in deed of record in Book 3101, page 41, Register's Office for Davidson County, Tennessee.

Tract No. 4: Being Lot No. 24 on the plan of the Subdivision of Lots Nos. 20, 21 and 22 of the W.B. Lewis Plan, as of record in book 57, page 92, Register's Office for said County. Said Lot No. 24 fronts 50 feet on the northerly side of Davis Avenue and runs back between parallel lines, 170 feet to an alley.

Tract No. 5: Being Lot No. 25 in the subdivision of Lots 20, 21 and 22 of the W.B. Lewis Plan, as of record in Book 21, page 92, Register's Office for Davidson County, Tennessee, said subdivision being of record in book 57, page 92, in said Register's Office. Said Lot No. 25 fronts 50 feet on the north side of Davis Avenue, and extends back between parallel lines 170 feet to an alley.

The above described Parcel 1 is the same property conveyed to Cummings & Company, the International Sign Service, Inc., by deed from CHRS Investment Company, of record in Book 4413, page 984, said Register's Office.

PARCEL II: Land in Davidson County, being Lot No. 26 on the Plan of the Subdivision of Lots Nos. 20, 21 and 22 in W.B. Lewis' addition to Nashville, Tennessee, as of record in book 57, page 92, Register's Office for Davidson County, Tennessee. Said Lot No. 26 fronts 50 feet on the northerly side of Davis Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Cummings, Incorporated by deed from Carrie Vaden, Trustee of the Board of Trustees of First Baptist Church, Jimtown, Davidson County, Tennessee, of record in Book 5212, page 782, said Register's Office.

PARCEL III: Land in Davidson County, being Lots Nos. 27 and 28 in the Calhoun's Subdivision of Lots 20, 21 and 22 of the W.B. Lewis Property, of record in Book 57, page 92, Register's Office for Davidson County.

Being the same property conveyed to Cummings Incorporated, the International Sign Service, by deed from C & H Investment Company, a Tennessee general partnership, of record in Book 5658, page 673, said Register's Office.

PARCEL IV:

Tract No. 1: Land in Davidson County, being the south part of Lot No. 63 on the Map of the Subdivision of Lots 20, 21 and 22 of the W.B. Lewis Plan, as of record in Book 57, page 92, Register's Office for Davidson County.

Said part of said Lot No. 63 fronts 50 feet on the north side of Bond Avenue or Street, and runs back between lines 82 feet on the westerly line and 48 feet on the easterly line, to a dead line in the rear, which is the south line of the property conveyed to the State of Tennessee, by deed in Book 3182, page 313, on which it measures 61 feet more or less.

Tract No. 2: Land in Davidson County, being Lot No. 64 in the Subdivision of Lots Nos. 20, 21 and 22 of the W.B. Lewis Plan, as of record in Book 57, page 92, Register's Office for Davidson County.

Said Lot No. 64 fronts 65 feet on the northerly side of Bond Avenue and runs back between parallel lines with the easterly margin of Orr Avenue 170 feet to an alley.

Included in the above description, but excluded therefrom, that part of said property conveyed to the State of Tennessee by deed from McKinley Moore and wife, of record in Book 3067, page 351, Register's Office for said county.

The above Parcel IV is the same property conveyed to Cummings & Company, the International Sign Service, Inc., by deed from Rebel Development Corporation of record in Book 4413, page 988, Register's Office for Davidson County.

PARCEL V: Land in Davidson County, being Lots Nos. 52 to 67, inclusive, on the map of J. M. Murrell's Brick Yard Plan of record in Book 21, page 132, Register's Office for Davidson County, parts of Lots Nos. 65 to 72, part of a triangular tract, part of a 15-foot alley, and part of Calhoun Avenue (now closed) on the plan of George R. Calhoun's property of record in Book 57, page 92, said Register's Office, described partly according to a survey by Dan Barge, Surveyor, November 21, 1960, as follows:

Beginning on the northerly side of Expressway Drive Turnaround, at the southeast corner of Lot No. 13-B on the Revision of Lot No. 13 Expressway Commercial Park, of record in Book 4060, page 36, said Register's Office; thence with the easterly line of said lot, north 34° 00' east 448.7 feet to the southerly right-of-way of Interstate Highway 40; thence with said Highway, south 67° 30' 42" east 474.29 feet to a point; thence south 54° 50' 48" east 116 feet, more or less, to a point in the west margin of Orr Street; thence with said Street, south 4° 27' west 143.8 feet, more or less, to a concrete monument; thence leaving Orr Street north 56d 24' west 332.7 feet to a concrete monument; thence south 29° 42' west 515 feet to a concrete monument; thence north 57° 07' west 378.7 feet to the easterly margin of Expressway Drive, formerly Calhoun Avenue; thence with said Drive in a northerly and northwesterly direction to the beginning.

Being the same property conveyed to Cummings Incorporated, the International Sign Service, by deed from Post Sign Co. of Nashville, Inc., of record in Book 5658, page 669, Register's Office for Davidson County.

The property is unencumbered except for (1) 1980 property taxes, which are assumed by the Grantee; (2) certain easements for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County by instruments of record in Book 3965, page 965; Book 4298, page 494; Book 4346, page 448.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5813 PAGE 780

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
			509150.00- CO	
			1323.66 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 1339.16-	
5847A	10/30/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 66347

IDENTIF. REFERENCE

OCT 30 2 56 PM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 851049