G.74023

This instrument prepared by:
George E. Mudter, Jr.
Trabue, Sturdivant & DeWitt
26th Floor, L&C Tower
Nashville, TN 37219

RUSH

IDENTIF. REFERENCE

BOOK 5836 PAGE 860

JAN 4 3 27 PM '82

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SPECIAL WARRANTY DEED

Address New Owner and
Send Tax Bills to:

Map - 93-12

RIVERFRONT FACILITY, LTD.
c/o Leasing/Management/Development Co., Inc.
44 Vantage Way
Nashville, TN 37228

Parcels - 9, 11 & 116

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, AMERICAN BUILDING COMPONENTS COMPANY, INC., an Ohio corporation (being one and the same as American Building Components Company) (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to RIVERFRONT FACILITY, LTD., a Tennessee limited partnership, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

Tract I

Being a tract of land in the First Civil District, Nashville, Davidson County, Tennessee, being Tax Map Parcel No. 93-12-9, located north of the L & N Railroad, west of Driftwood Street and south of the Cumberland River, more particularly described according to a survey by Barge, Waggoner, Sumner and Cannon, dated November 30, 1981, revised December 22, 1981, and further revised December 29, 1981, as follows:

Beginning at a point in the westerly margin of Driftwood Street, said point being 20 feet northerly from the centerline of the L & N Railroad; thence, with the north margin of the L & N Railroad along a curve to the right having a central angle of 06° 09' 00", a radius of 1,909.90 feet, a chord bearing of N 78° 28' 37" W, 204.91 feet, and a curve length of 205.00 feet to a point; thence, N 75° 24' 07" W, 95.11 feet; thence, N 75° 31' 35" E, 60.78 feet; thence, with a curve to the left parallel and 8 feet northwesterly from the centerline of the railroad track, said curve having a central angle of 38° 27' 33", a radius of 350.10 feet, 235.00 feet to a point of compound curvature; thence, continuing with a curve to the left, said curve having a central angle of 33° 27' 30", a radius of 216.00 feet, 126.76 feet to a point in the southerly line of Mid State Steel Company, as recorded in Book 2096, Page 593; thence, with the southerly line of said Steel Company, S 83° 00' E, 38.51 feet to a point in the westerly margin of Driftwood Street; thence, with said street, S 07° 00' W, 323.00 feet to the point of beginning.

Tract II

Being a tract of land in the First Civil District, Nashville, Davidson County, Tennessee, being Tax Map Parcel Nos. 93-12-116 and 93-12-11, located north of Nestor Street, east of Driftwood Street and south of Cumberland River, more particularly described according

to a survey by Barge, Waggoner, Sumner and Cannon, dated November 30, 1981, revised December 22, 1981, and further revised December 29, 1981, as follows:

Beginning at a concrete monument in the north margin of Nestor Street, approximately 1,140 feet easterly from the east margin of Driftwood Street; thence, in a clockwise direction with the north margin of Nestor Street along a curve to the right having a radius of 5,116.53 feet, a central angle of 01° 21' 9", a chord bearing S 75° 31' 26"W, 120.78 feet and a curve length of 120.78 feet; thence, continuing with said street, S 76° 12' W, 944.09 feet to a point 8 feet northwesterly from the centerline of a railroad track; thence, with a curve to the left in a northeasterly direction parallel and 8 feet from the centerline of the railroad track, said curve having a central angle of 32° 16' 03", a radius of 377.00 feet, 212.32 feet; thence, N 30° 58' 25" E, 34.00 feet; thence, with a curve to the left having a central angle of 29° 35' 03", a radius of 240.00 feet, 123.92 feet; thence, with the north line of Al Feldman, et ux, N 80° 40' 45" W, 245.22 feet to a point in the easterly margin of Driftwood Street; thence, with said street, N 07° 00' E, 280.79 feet to a fence, being the southwesterly corner of Mid State Steel Company; thence, with a south line of said Steel Company along said fence, N 77° 00' E, 235.00 feet; thence, continuing with said fence, N 07° 00' E, 253.97 feet to the low water line of the Cumberland River; thence, with said river, N 77° 34' E, 592.58 feet; thence, leaving said river, S 14° 35' 34" E, 793.63 feet to the point of beginning.

Being the same property conveyed to American Building Components Company by deed from The Cincinnati Sheet Metal & Roofing Company, of record in Book 5521, page 281, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. Easement for interceptor sewer granted to the City of Nashville by grant from Harry Lightman, of record and Book 2297, page 157, Register's Office for Davidson County, Tennessee.

2. Easement for interceptor sewer granted to the City of Nashville by grant from H. P. Minton, et al., of record in Book 2297, page 125, Register's Office for Davidson County, Tennessee.

3. Flowage easement granted United States of America by Mid-Tenn Company, Inc., in connection with operation of Cheatham Lock and Dam Project (Tract N-1401-E) by deed of record in Book 2281, page 275, Register's Office for Davidson County, Tennessee.

4. Relocation Agreement Relative to Easement and Conveyance Creating said easement, made by Cincinnati Sheet Metal & Roofing Company and C. B. Rollins, Jr., et al of record in Book 4468, page 859, said Register's Office.

5. Easement to construct railroad spur track of record in Book 4198, page 850, Register's Office for Davidson County, Tennessee.

6. Easement for rights-of-way of Nestor Street and Driftwood Street.

7. Easement for proposed fifty-foot road or street right-of-way of record in Book 3165, page 490.

8. Easement granted to Nashville Electric Service of record in Book 4021, page 37, Register's Office for Davidson County, Tennessee.

9. Right-of-Way Agreement to Colonial Pipeline Company, of record in Book 4459, page 984, Register's Office for Davidson County, Tennessee.

10. Thirty-six inch sewer line running generally north and south through the property.

11. Easements for railroad spur tracks crossing the property.

12. Easements for flowage and other rights existing or arising from the fact that the property adjoins the Cumberland River.

13. Terms, conditions and obligations contained in that certain spur track agreement with Louisville and Nashville Railroad Company dated May 1, 1973.

14. All applicable zoning ordinances of the Metropolitan Government of Nashville and Davidson County, Tennessee and other governmental regulations, laws and ordinances.

15. Taxes for the current year which have been pro-rated and assumed by Grantee.

16. Service lines for water, gas and electricity as shown on a survey by Barge, Waggoner, Sumner & Cannon, dated November 30, 1981, as revised December 22, 1981 and further revised December 29, 1981.

This improved property, known as 130 Nestor Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer this 4th day of January, 1982.

AMERICAN BUILDING COMPONENTS COMPANY, INC.

By: William J. Oliverio

William J. Oliverio
Vice-President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William J. Oliverio with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-President of American Building Components Company, Inc., the within named bargainor, a corporation, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice-President.

Witness my hand and seal, at office in Nashville, Tennessee, this 4th day of January, 1982.

Notary Public

My Commission Expires: 10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,700,000.00.

Subscribed and sworn to before me, this the 4th day of January, 1982.

Affiant

Notary Public

My Commission Expires:

10-20-85

5649

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

RECEIVED OF _____

FOR _____

BOOK 5836 PAGE 864

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
	CO-	1,700.00		
			4420.00	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	4432.50-
564840	1/04/82		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 74023

IDENTIF. REFERENCE

JAN 4 3 27 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860458