BOOK 5848 PAGE 548

This instrument prepared by:

LECKRONE & HOLTON
Attorneys at Law
Ninth Floor, Third National Bank Building
Nashville, TN 37219

WARRANTY DEED

Address of New Owner:	Send Tax Bills to:	Map/Parcel Number:
Vaughn-Foster-Young Company 140 North First Street Box 1147 Nashville, Tennessee	same	82-14 Par 59 JS

This deed, made in the city of Nashville, State of Tennessee, on the 1 day of February, 1982, between KIRKPATRICK LUMBER COMPANY, a corporation, duly created, organized and existing under, and by virtue of, the laws of the State of Tennessee, and having its principal office at 140 North First Street, Box 1147, City of Nashville, State of Tennessee, party of the first part and VAUGHN-FOSTER-YOUNG COMPANY, a Tennessee corporation, party of the second part.

WITNESSETH:

THAT the party of the first part, in consideration of $10.00 cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration in accordance with a certain Agreement for the Purchase and Sale of Assets executed by the parties on 28 day of January, 1982, does hereby bargain, sell and grant and release unto the party of the second part, and its assigns forever, all its right, title and interest in that certain parcel of land described as follows, to wit:

BEING a part of land conveyed to John Shelby to the Edgefield & Kentucky Railroad Company, and being described in the plan of record in the Plan Book I of the Chancery Court of Davidson County, Tennessee, at Page 122.

SAID land is situated between First Street, Nashville, Tennessee, formerly Whites Creek Turnpike and the Cumberland River. It begins at low water mark on the Cumberland River in the center of the tract of what is now the L & N Railroad indicated by Letter A, on said plan, in the Plan Book of the Chancery Court of Davidson County, and above referred to; thence with the center line of said railroad North 58 degrees East 1166.5 feet to the West side of First Street and at the letter B on said plan; thence with the West side of said First Street South 14 degrees 30 feet East 465 feet to the letter C on said plan; thence South 58 degrees West 1002 feet to the letter D on said plan; it being the low water mark of the Cumberland River; thence with low water mark of said river to the beginning.

EXCEPTING from the above, however, a strip of land conveyed by J. O. Kirkpatrick & Sons Company to Louisville and Nashville Railroad running along the southerly side of the tracks of said Louisville and Nashville Railroad, by deed dated November 6, 1920, recorded in Book 560, page 436, R.O.D.C. Tennessee.

FURTHER, EXCEPTING from the above, however, that portion of the above described land conveyed by deed from B. L. Peebles and John K. Peebles to the Salvation Army, dated September 2, 1960, of record in Book 3128, page 531, R.O.D.C. Tennessee.

BEING all of the property conveyed to KIRKPATRICK LUMBER COMPANY by John K. Peebles and wife, Martha Greene Peebles and Martha Irene Peebles Low and husband, Alvin F. Lowe by installment deed of record in Book 4932,Page 836.

This instrument was prepared based on information provided by the parties.

Included herewith are the buildings and improvements thereon and all the estate and rights of the party of the first part in and to said property.

TO HAVE AND TO HOLD the premises herein granted unto the party of the second party, and its assigns forever.

AND the party of the first part covenants as follows:

FIRST, that the party of the first part is seized of said premises in fee simple, and has good right and ability to convey the same.

SECOND, that the party of the second part shall quietly enjoy said premises.

THIRD, that the premises are free of encumbrances, except for:

1. Easement granted L & N Railroad of record in 2101/465;
2. Flowage easement granted USA of record in 2272/227;
3. Sewer easement granted City of Nashville of record in 2297/121;
4. Access easement granted Salvation Army of record in 3128/531;
5. Easement granted Colonial Pipeline Co. of record in 3710/433;
6. Spur track agreement with L & N Railroad as last amended August 28, 1973;
7. Lease dated February 26, 1940, for erection and maintenance of power tower by NES; and
8. All unpaid taxes, whether due or not due.
9. A certain installment deed note executed on June 1, 1975 by KIRKPATRICK LUMBER COMPANY promising to pay to the order of JOHN K. PEEBLES and MARTHA IRENE PEEBLES, the principal sum of $225,000.00 in annual installments beginning June 1, 1976, in the sum of $22,500.00 on the first day of June each year thereafter through the year 1985, until the principal sum has been paid in full, together with interest on the unpaid balance at the rate of eight percent (8%) per annum, to be paid annually on June 1st.
10. Such other instruments affecting the premises as may appear of record.

FOURTH, that the party of the first part will execute or procure any further necessary assurances of the title to said premises.

FIFTH, that the party of the first part will forever warrant the title to said premises.

IN WITNESS WHEREOF, the party of the first part has caused this document to be signed by its duly authorized officer, the day and year first written above.

KIRKPATRICK LUMBER COMPANY

R B Haynes
President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $158,750.

Affiant

Sworn to and subscribed before me,

this, the 1 day of February, 1982.

Vicki E. Miles
Notary Public

My Commission Expires: Jan. 22, 1984

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Vicki E. Miles, a Notary Public of the State and County aforesaid, personally appeared K. D. Kirkpatrick, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of KIRKPATRICK LUMBER COMPANY and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal, at my office in Nashville, Tennessee, this, the 1 day of February, 1982.

Vicki E. Miles

My commission expires:

Jan. 22, 1984.

RECORDED

IDENTIFICATION

FEB 3 12 28 PM '82

FELIX Z. JOHN H. ALLISTER
DAVIDSON COUNTY, TENN.

G 7 8 5 1 5

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

RECEIVED OF _____

FOR _____

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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
			158750.00- CO	
			412.62 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 422.12-	
			1042A02/03/82 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 8 5 1 5

IDENTIFICATION

FEB 3 12 28 PM '82

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

No. 865644