This Instrument Prepared By:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

BOOK 5971 PAGE 917

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
J. O. Bass, Sr., T. G. Pappas and Wilson Sims c/o Bass, Berry & Sims 2700 First American Center Nashville, TN 37238	SAME	95-14 114

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Barbara Lee Chertok Partnership, a general partnership formed between Barbara Lee Chertok and Patricia R. Combs under the laws of the Commonwealth of Massachusetts, has bargained and sold, and by these presents does transfer and convey unto J. O. Bass, Sr., T. G. Pappas and Wilson Sims, as tenants-in-common the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 3rd Civil District of Nashville, Davidson County, Tennessee, and being shown as Lot No. 45, Sect. 37, Metropolitan Industrial Park, a plan of which is of record in Book 4595, page 119, Register's Office for Davidson County, Tennessee. Said Lot No. 45 is more particularly described as follows:

BEGINNING at a concrete monument in the easterly margin of Acorn Drive at the northwest corner of Metropolitan Industrial Park, Section 8, a plat of which is of record in Book 3842, page 217, said Register's Office; thence, with the easterly margin of Acorn Drive North 8° 12' West 252.98 feet to a concrete monument; thence, North 81° 48' East 361.04 feet to a concrete monument; thence, South 10° 56' East 36.32 feet to a concrete monument; thence South 26° 11' East 227.67 feet to a concrete monument; thence, South 81° 48' West 433.06 feet to a concrete monument to the point of beginning and containing 2.28 acres more or less.

Being the same property conveyed to Barbara Lee Chertok Partnership by Quitclaim Deed from Barbara Lee Chertok, of record in Book 5252, page 510, said Register's Office.

Said property is unencumbered, except:

1. 1982 taxes, which have been prorated and assumed by the Grantees;

2. Restrictions of record in Book 4214, page 851 and made applicable in Book 4669, page 900, said Register's Office.

3. Deed of Trust executed by J. L. Williams and James P. Atkinson to James E. Eden, Trustee, of record in Book 4916, page 494, said Register's Office, dated May 27, 1975 to secure the Prudential Insurance Company of America for the sum of $400,000.00 payable as therein specified.

4. Unrecorded leases and agreements as follows:

a. a lease dated April 29, 1981 between Barbara Lee Chertok Partnership and Van Dreser & Hawkins, Inc.;

b. a lease dated September 8, 1982 between Barbara Lee Chertok Partnership and Alside, Inc,; and

c. a lease commencing January 1, 1982 and ending December 31, 1982 between Barbara Lee Chertok Partnership and Cumberland Distribution Corporation, which was amended on September 22, 1982 and a lease agreement dated September 22, 1982 between said Barbara Lee Chertok Partnership and said Cumberland Distribution Corporation which commences on January 1, 1983.

All of the Grantor's interests in and to the above described unrecorded leases are hereby transferred and assigned to the Grantees herein.

5. Terms and conditions of Subordination of Lease by and between Alside, Inc. a Delaware corporation, as Lessee and The Prudential Insurance Company of America, dated May 7, 1975, filed May 29, 1975 of record in Book 4916, page 499, to further secure to indebtedness of Deed of Trust shown above.

6. An Assignment of Leases from A & W Nashville Venture, a joint venture comprised of J. L. Williams and James P. Atkinson to The Prudential Insurance Company of America of record in Book 4916, page 501, said Register's Office, to further secure the indebtedness secured by the Deed of Trust shown above.

7. Assignment of rents to further secure the Deed of Trust shown above as set out in instrument executed by A & W Nashville Venture, a joint venture comprised of J. L. Williams and James P. Atkinson of record in Book 4916, page 503, said Register's Office.

8. The recorded plan shows an Owner's Certificate, a 30-foot setback line from Acorn Drive a 20-foot easement for public utilities and drainage along the rear of said lot, and a buffer easement 50-feet wide across the rear of said lot.

9. Vendor's lien retained in the deed of record in Book 5225, page 304, said Register's Office from J. L. Williams & Company, Inc. to Barbara Lee Chertok. Said vendor's lien is to secure and make certain the payment of the mortgage indebtedness to The Prudential Insurance Company of America, of record in Book 4916, page 494, said Register's Office.

10. Standing Deed of Trust from Barbara Lee Chertok to Truman S. Wrenne, Trustee for J. L. Williams & Co., Inc. and James P. Atkinson, of record in Book 5229, page 489, said Register's Office, to secure and make certain the payment of the said Prudential loan.

This is improved property known as 1040 Acorn Drive, Nashville, Tennessee, upon which a commercial warehouse building is and has been constructed and neither the aforesaid Barbara Lee Chertok who formerly owned this property individually nor either of the individuals constituting the undersigned partnership grantor have used the aforesaid property for any other purpose (including residential purposes) during the time that they or any of them have had an interest in said property.

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 Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out. And Grantor does further covenant and bind itself, its successors and assigns 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.

Witness our hands this 24th day of November, 1982.

BARBARA LEE CHERTOK PARTNERSHIP

BY: Barbara Lee Chertok
a partner

BY: Patricia A Combs
a partner

STATE OF Massachusetts)

COUNTY OF Suffolk)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Barbara Lee Chertok, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a partner of the Barbara Lee Chertok Partnership, the within named bargainor, a partnership, and that she as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by the said Barbara Lee Chertok as such partner.

Witness my hand and seal, at office in Boston Massachusetts, this 29th day of November, 1982.

Rolf H Laube
NOTARY PUBLIC

JOLIE H. MARCLOE NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMMISSION EXPIRES APRIL 16 1987

My Commission Expires:

4/16/87

STATE OF Massachusetts

COUNTY OF Suffolk)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Patricia R. Combs, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a partner of the Barbara Lee Chertok Partnership, the within named bargainor, a partnership, and that she as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by the said Patricia R. Combs as such partner.

Witness my hand and seal, at office in Boston Ma, this 24 day of Nov, 1982.

Dustin H Marshall
NOTARY PUBLIC

My Commission Expires:

June 14 1985

NOTARY PUBLIC

OFFICIAL RECEIPT

STATE OF Tennessee)

COUNTY OF Davidson)

BOOK 5971 PAGE 921

The actual consideration for this transfer or value of property (whichever is greater) is $720,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 1 day of December, 1982.

NOTARY PUBLIC

My Commission Expires:

7-27-86

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

H 19715

IDENTIF. REFERENCE

Dec 1 2 46 PM '82

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 5971 PAGE 922

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
			720000.00- CO	
			1872.00 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 1937.50-	
2946	12/01/82	B4L	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 1 9 7 1 5

IDENTIF. REFERENCE

DEC 1 2 46 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 913311