File 31

This Instrument Prepared By:
J. M. Grissim
323 Union Street
Nashville, TN 37203

WARRANTY DEED

BOOK 6068 PAGE 195

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Metro Ready Mix Concrete, Inc. 1136 2nd Ave., North Nashville, TN 37208	SAME	82-9-393 82-9-394 82-9-395 82-9-445 82-9-453 82-10-1 82-10-2 82-10-3

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, HERBERT MATERIALS INCORPORATED; W. G. BUSH & COMPANY; T. L. HERBERT AND SONS, INC.; all Tennessee corporations now operating as HERBERT MATERIALS INCORPORATED, hereinafter referred to as "Grantor", hereby convey unto METRO READY MIX CONCRETE, INC., its successors and assigns, land in Davidson County, Tennessee, more fully described hereinafter.

DESCRIPTION OF 1.18 ACRE TRACT

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being lot number 2 as shown on the plan of the W. G. Bush Subdivision, Section two, as of record in Book 5190, page 632, R.O.D.C., Tennessee and more particularly described as follows:

Beginning at a lead plug set at the back of the sidewalk along the Eastern R.O.W. of Second Avenue North, said plug being located south 30 deg. 29' 52" East, a distance of 169.00 feet from the intersection of said R.O.W. of Second Avenue North and the Southern R.O.W. of Madison Street, and proceeding as follows:

Leaving said right of way, and with the southern boundary of the W. G. Bush Subdivision, Section one, as of record in Book 5190, page 627, R.O.D.C., North 59 deg. 34' 48" East, a distance of 365.19 feet to a lead plug set in a concrete slab, and being in the West R.O.W. of First Avenue North:

Thence, with said R.O.W. of First Avenue North, South 30 deg. 29' 52" East, a distance of 136.29 feet to an iron pin set at the northeast corner of the property conveyed to Higdon Properties by deed of record in Book 4422, page 361, R.O.D.C., Tennessee;

Thence, with said line of Higdon Properties, South 59 deg. 38' 25" West, a distance of 182.38 feet to an iron pin;

Thence, South 30 deg. 29' 52" East, a distance of 8.05 feet to an iron pin;

Thence, with the North line of the property conveyed to the Davidson County Farm Bureau by Deed of Record in Book 3995, page 369, R.O.D.C., South 59 deg. 23' 07" West, a distance of 182.81 feet to a lead plug in said back of sidewalk marking the Eastern R.O.W. of Second Avenue North;

Thence with said R.O.W. of Second Avenue North, Nprth 30 deg. 29' 52" West, a distance of 144.77 feet to the beginning and containing 1.18 acres, more or less.

1573

And being part of the same property conveyed to the Grantors by Deeds of Record in Book 2399, page 531, Book 2995, page 358, Book 2928, page 178, Book 5388, page 295, All of Register's Office of Davidson County, Tennessee.

DESCRIPTION OF 7.00 ACRE TRACT

A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being part of Lot 66, and all of lots 67, 68, 69, 70, 71, 72 and 95 and part of Lots 73 and 94, as shown on the plan of Hugh McGavock's addition to Nashville, as of record in Deed Book 017, page 640, R.O.D.C., Tennessee. Parts of the aforementioned lots having since been resubdivided resulting in attention being directed to the plan of Hugh McGavock's addition as of record in Plat Book 21, page 077, R.O.D.C., and also the William Stewart Plan as recorded in Minute Book "G" page 326, in the Clerk and Master's Office for the Chancery Court of Davidson County, Tennessee, and parts of Adams (or MIll St.) Street and Madison Street as closed by City of Nashville Bill Number 51-95, all as more particularly described as follows:

Beginning at an iron pin set at the intersection of the Eastern R.O.W. of First Ave. North (Formerly Front or Water Street) and the former Northern R.O.W. of Madison Street (now closed by City of Nashville Bill NO. 51-95), and proceeding as follows:

With said R.O.W. of First Ave. North, North 30 deg. 21' 39" West, a distance of 234.75 feet to an iron pin set at the Southwest corner of the property conveyed to Swift and Company by deed of record in Book 857, page 285, R.O.D.C.:

Thence, leaving said R.O.W., and with said line of Swift and Company, as marked by a chain link fence, North 59 deg., 48' 51" East, a distance of 332.42 feet to an iron pin;

Thence North 76 deg. 33' 51" East, a distance of 83.00 feet, more or less, to a point in the former low water mark of the Cumberland River;

Thence, with said low water mark, South 20 deg. 49' 55" East, a distance of 909.24 feet to a point. Being the Southeast corner of the tract conveyed to T. L. Herbert and Sons by deed of record in Book 1334, page 094, R.O.D.C., Tennessee;

Thence, leaving said low water mark, and with a line marked by the North face of the columns supporting the Jefferson Street Bridge, South 69 deg. 33' 45" West, passing an iron pin at 136.00 feet, a total distance of 265.00 feet to an iron pin set in said East R.O.W. of First Ave. North;

Thence, with said R.O.W., North 30 deg. 22' 59" West a distance of 641.44 feet to the beginning and containing 7.00 acres, more or less, and being property conveyed to T. L. Herbert and Sons by the following deeds: Book 561, page 422, Book 626, page 571, Book 505, page 430, Book 1334, page 094, and part of that mentioned in Book 2399, page 531, and City Ordinance Number 51-95 filed of record in Book 2036, page 208 all of record in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said parcel of land, with the appurtenances, estate, title and interest thereto together with the right to collect leasehold rents on the property

conveyed heretofore exercised by the said Grantor, and now herein conveyed to Grantee, METRO READY MIX CONCRETE, INC., its successors and assigns, forever. And Grantor does further covenant with the said Grantee that it is lawfully seized and possessed of said land; that it has good right to convey said property, and it does further covenant and bind itself and its successors and assigns to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

WITNESS its hand this 1st day of June, 1983.

HERBERT MATERIALS INCORPORATED

By: _____

T. L. HERBERT AND SONS, INC.

By: _____

W. G. BUSH & COMPANY

By: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Skinner, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Herbert Materials, Incorporated, the within named bargainor, and 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 the said James A. Skinner, Jr. as such President.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of June, 1983.

Bettie Jane Winston
NOTARY PUBLIC

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My commission expires:

10-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James A. Skinner, Jr. , with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of T. L. HERBERT AND SON, the within named bargainor, and 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 the said James A. Skinner, Jr. as such President.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of June, 1983.

Bettie Jane Winton
NOTARY PUBLIC

My commission expires:

10-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, James A. Skinner, Jr. , with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of W. G. Bush & Company, the within named bargainor, and 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 the said James A. Skinner, Jr. as such President.

WITNESS my hand and official seal at Nashville, Tennessee this 1st day of June, 1983.

Bettie Jane Winton
NOTARY PUBLIC

My commission expires:

10-19-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $800000.00.

J. M. Skinner
Affiant

Subscribed and sworn to before me, this
1st day of June, 1983.

Bettie Jane Winton
NOTARY PUBLIC

My commission expires: 10-19-86

RUSH

H 6.1538

IDENTIF. REFERENCE

JUN 2 11 46 AM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

BOOK 6068 PAGE 199

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
			800000.00- CO	
			2080.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 2092.50-	
			1973A06/02/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

U.S. 1538

IDENTIF. REFERENCE

JUN 2 11 46 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 953329