OFFICIAL RECEIPT

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Crossman & LaGasse c/o Randolph M. LaGasse 1710 Hayes Street Nashville, TN 37203	Same as owner	94-10-13 Field Bk # 2DA-68290

This instrument prepared by: Boult, Cummings, Conners & Berry, (JEM) 21st Floor, First American Center, Nashville, TN 37238

file

BOOK 6155 PAGE 559

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Camel Spicer ("Grantor") has bargained and sold, and hereby transfers and conveys to Crossman & LaGasse, a Tennessee general partnership ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Easement of record in Book 1181, page 176, Register's Office for Davidson County, Tennessee.

3. Easement for ingress and egress along the northern boundary of the Property benefiting the AAA Electric, Inc. and Nathan C. Burnett tracts to the west of the Property.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

10/12 32.90- CHECK

4393

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons.

Grantor warrants that he is an unmarried man.

Executed this 11 day of October, 1983.

Camel Spicer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Claudette Felix, a Notary Public in and for said County and State, the within named Camel Spicer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 11th day of October, 1983.

Claudette Felix
Notary Public

My Commission Expires: Jan 20, 1985

CLAUDETTE FELIX NOTARY PUBLIC DAVIDSON COUNTY

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater, for this transfer is $9,000.00.

James Allin Crossman
Affiant

[Subscribed and sworn to before me this 11th day of October, 1983.

Notary Public
My commission Expires: 1/20/85

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved property.

OFFICIAL RECEIPT

EXHIBIT A

CAMEL SPICER TRACT

A TRACT OF LAND LOCATED IN METROPOLITAN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT ONE AS PREVIOUSLY SHOWN ON THE PLAN OF THE GEORGIA INDUSTRIAL REALTY COMPANY'S SUBDIVISION OF SOUTH NASHVILLE LOTS AS OF RECORD IN BOOK 421, PAGE 187, R.O.D.C., TENNESSEE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH R.O.W. OF THE TENNESSEE CENTRAL RAILROAD, SAID POINT BEING A DISTANCE OF 136.91', AS MEASURED ALONG SAID R.O.W., FROM ITS INTERSECTION WITH THE WEST R.O.W. OF OMOHUNDRO PLACE, AND PROCEDING AS FOLLOWS;

WITH SAID R.O.W., IN A CURVE TO THE NORTH HAVING A RADIUS OF 1,859.88', AN ARC DISTANCE OF 94.10' TO A POINT;

THENCE, LEAVING SAID R.O.W., AND WITH THE LINE OF THE PROPERTY CONVEYED TO AAA ELECTRIC, INC. BY DEED OF RECORD IN BOOK 5816, PAGE 576, R.O.D.C., TENNESSEE, NORTH 17 DEGREES, 55 MINUTES, 41 SECONDS WEST, A DISTANCE OF 156.57' TO A POINT;

THENCE, NORTH 81 DEGREES, 12 MINUTES, 27 SECONDS EAST, A DISTANCE OF 102.27' TO A POINT;

THENCE, NORTH 84 DEGREES, 02 MINUTES, 26 SECONDS EAST, A DISTANCE OF 9.00' TO A POINT;

THENCE, WITH THE LINE OF THE PROPERTY CONVEYED TO WILEY C. SIMMS BY DEED OF RECORD IN BOOK 5436, PAGE 778, R.O.D.C., TENNESSEE, SOUTH 11 DEGREES, 30 MINUTES, 16 SECONDS EAST, A DISTANCE OF 140.00' TO THE BEGINNING AND CONTAINING 0.348 ACRES, MORE OR LESS.

BEING the same property conveyed to Camel Spicer by Deed from Virginia King Johnson and husband, John C. Johnson, of record in Book 6008, page 66, Register's Office for Davidson County, Tennessee, the description of said property having been revised according to a survey dated September 17, 1983, by Barry Greer (License No. 211).

IDENTIF. REFERENCE
OCT 12 10 29 AM '83
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN
H 7.9 5 1 6.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6155 PAGE 562

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

9000.00- CAMT.
23.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 32.90-
4393A10/12/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7.9 5 1 6.

IDENTIF. REFERENCE

OCT 12 10 29 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 985465