OFFICIAL RECEIPT

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

WARRANTY DEED

BOOK 6176 PAGE 305

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Chas. Todd Overall Cleaning Co. 12970 MAURER IND'L DRIVE P.O. Box 8500 ST. LOUIS, MO. 63132	Same	92-4-372

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty-Five Thousand and NO/100 Dollars ($245,000.00), cash in hand paid by Chas. Todd Overall Cleaning Co., a Missouri corporation, the receipt of which is hereby acknowledged, H. Rodes Hart, has bargained and sold, and by these presents does transfer and convey unto the said Chas. Todd Overall Cleaning Co., the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Phillips & Buttorff Corporation of record in Book 5200, page 169, Register's Office for said County, described as follows:

Beginning at an iron pin in the Easterly Right-of-Way of 14th Avenue, North, said iron pin being the Northwesterly corner of Lot No. 2 of the Phillips & Buttorff Corporation's property as of record in Book 5200, page 169, Register's Office for Davidson County, Tennessee, and located in the center line of the Illinois Central Railroad's 25 feet easement and tract; said iron pin is located South 30° 16' East, a distance of 177.72 feet from a concrete monument located in the Southeasterly corner of the Intersection of Herman Street and 14th Avenue, North; thence, leaving the Right-of-Way of 14th Avenue, north and following a new line which runs in the Illinois Central Railroad's 25 feet easement, North 48° 10' 00" East a distance of 135.34 feet to an iron pin; thence, north 60° 06' 30" East a distance of 287.25 feet to an iron pin in the center line of said railroad easement; thence, leaving the center line of said railroad easement and tract, South 30° 15' 30" East a distance of 117.31 feet to a P & K nail in a concrete pad; thence, South 59° 44' 30" West a distance of 419.82 feet to an iron pin in the Easterly Right-of-Way of 14th Avenue, North; thence, following the Easterly Right-of-Way of 14th Avenue, North, North 30° 16' 00" West a distance of 91.99 feet to the point of beginning.

Being the same property conveyed to H. Rodes Hart by deed from Phillips & Buttorff Corporation, of record in Book 5445, page 736, said Register's Office.

Said property is conveyed subject to 1983 taxes which have been prorated and assumed by Grantee, owner's certificate shown on plan of record in Book 5200, page 169, said Register's Office, a 25-foot easement for Illinois Central Railroad right of way along the northerly line of the property, a sewer easement, and any other matters as shown on said plan.

This is improved property located on the eastern side of 14th Avenue, North, between Herman Street and Harrison Street in Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And I do further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Grantor also conveys all of his right, title and interest in that portion of the above railroad tract between the above described property and the point where said spur track leaves the track owned by the railroad company.

Patricia I. Hart, wife of H. Rodes Hart, executes this instrument for the purpose of acknowledging and consenting to this conveyance, including the transfer of any property interest that may have accrued to her by virtue of her marriage to H. Rodes Hart.

IN WITNESS WHEREOF, the undersigned have caused this Warranty Deed to be executed on this 15th day of November, 1983.

H. Rodes Hart
by William W. Berry Sr. Attorney-in-Fact
H. Rodes Hart by William W. Berry, Sr., Attorney-in-Fact

Patricia I. Hart
by William W. Berry Sr. Attorney-in-Fact
Patricia I. Hart by William W. Berry, Sr., Attorney-in-Fact

MAIL ENV.
H 8 6 5 4 8
IDENTIF. REFERENCE
Nov 15 2 43 PM '83
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 15th day of November, 1983, before me personally appeared William W. Berry, Sr., to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of H. Rodes Hart and wife, Patricia I. Hart, and acknowledged that he executed the same as the free act and deed of said H. Rodes Hart and wife, Patricia I. Hart.

WITNESS my hand, at office, this 15th day of November 1983.

Alice Ann Bell
Notary Public

My Commission Expires:

1-22-84

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $245,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

H. Rodes Hart
by William W. Berry Jr., Attorney in Fact
Affiant

Sworn to and subscribed before me this the 15th day of November, 1983.

Alice Ann Bell
Notary Public

My Commission Expires:

1-22-84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6176 PAGE 308

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
			[illegible]	CRIT.
			637.00	CSTAX
			.50	PRFEE
			9.00	WDEED
				CHECK 646.50-
2803A		11/15/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. REFERENCE

Nov 15 2 44 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 993620