2585 02/10 551.50- CHECK

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

WARRANTY DEED

BOOK 5229 PAGE 738

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
C & L Properties 310 Madison Street Madison, Tn. 37115	SAME	42-16 154, 161 & 224

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, receipt of which is hereby acknowledged, Franklin Industries, Inc., a Tennessee corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto C & L Properties, a partnership composed of John K. Cartwright and Herschel Lassiter ("Grantee"), its successors and assigns, an undivided 3/4 interest in and to a tract of land designated below as Tract 1, and a tract of land designated below as Tract 2, in Davidson County, Tennessee, described as follows:

TRACT 1:

Land in Davidson County, Tennessee, being Lots Nos. 21 and 22 on the plan of Douglas-Levine Subdivision at Madison, Tennessee, as of record in Book 547, page 44, Register's Office for said County.

Said Lot No. 21 fronts 163.5 feet on the northerly side of Madison Station Road and runs back 333.05 feet on the easterly line and 355.3 feet on the westerly line, with the easterly right-of-way line of the L & N Railroad to the southerly line of lot No. 22, measuring 129.7 feet thereon.

Said Lot No. 22 fronts 104.3 feet on the southerly side of Woodruff Street and runs back 285 feet, more or less, on the easterly line and 278.8 feet on the westerly line, with the easterly right-of-way line of the L & N Railroad, to the northerly line of lot No. 21, measuring 129.7 feet thereon.

Title to the above described property was conveyed to Franklin Builders Supply Company (as to an undivided 3/4 interest) by deeds from Third National Bank in Nashville as Trustee under the A. Battle Rodes Charitable Remainder Unitrust, of record in Book 4751, page 506, Register's Office for Davidson County, Tennessee and from John Thomas Hart and wife, Mimi Kranz Hart, of record in Book 4803, page 682, said Register's Office. By Articles of Amendment to the Charter, the name of Franklin Builders Supply Company, was changed to Franklin Industries, Inc., of record in Book 5564, page 836, said Register's Office.

TRACT 2:

Parcel 1:

Land at Madison, in the County of Davidson, State of Tennessee being more particularly described as follows:

Beginning at the point of intersection of the center line of Madison Street with the southeasterly right of way line of the Grantor, said point also being forty two (42) feet southeasterly from and at right angles to the center line of the south bound main track of the Louisville Division, formerly the Main Stem 2nd Division of the railroad of the Grantor at Valuation Station 2010+13.26, which point is five hundred one and seventy four hundredths (501.74) feet, more or less, measured northeastwardly along the center line of said south bound main track from Mile Post 178 from Louisville, Kentucky; thence southwestwardly along a line forty two (42) feet southeastwardly from and parallel to the center line of said south bound main track a distance of eighty and five tenths (80.5) feet to a point opposite Valuation Station 2010+93.76; thence eastwardly forming an interior angle of 76 deg. 00' a distance of forty nine and forty seven hundredths (49.47) feet to a point; thence northeastwardly forming an interior angle of 104 deg. 00' a distance of sixty one (61.0) feet to a point in the southerly right of way line of Madison Street; thence eastwardly with the southerly right of way line of said Madison Street a distance of ten and thirty one hundredths (10.31) feet to a point; thence northeastwardly forming an interior angle of 104 deg. 00' a distance of nineteen and five tenths (19.5) feet to a point in the center line of said Madison Street; thence westwardly forming an interior angle of 76 deg. 00' along the center line of said Madison Street a distance of fifty nine and seventy eight hundredths (59.78) feet to the point of beginning, containing four thousand thirty nine (4,039) square feet, more or less.

PARCEL 2:

Beginning at a point in the northwesterly corner of the herein above described Parcel 1 of Tract 2; thence eastwardly along the northerly line of said hereinabove described tract of land a distance of fifty nine and seventy eight hundredths (59.78) feet to a point in the northeast corner of said hereinabove described tract; thence northeastwardly forming an interior angle of 104 deg. 00' a distance of nineteen and five tenths (19.5) feet to a point in the northerly right of way line of Madison Street; thence westwardly forming an interior angle of 76 deg. 00' along the northerly right of way line of said Madison Street a distance of fifty nine and seventy eight hundredths (59.78) feet to a point in the southeasterly right of way line of the Grantor forty two (42) feet southeastwardly from and at right angles to the center line of the south bound main track of the railroad of the Grantor at Valuation Station 2009+93.76; thence southwestwardly along the southeasterly right of way line of the Grantor forty two (42) feet southeastwardly from and parallel to the center line of said south bound main track a distance of nineteen and five tenths (19.5) feet to the point of beginning, containing one thousand, one hundred thirty one (1,131) square feet, more or less.

Being the same property conveyed to Franklin Builders Supply Company, Inc. by deed from Louisville and Nashville Railroad Company of record in Book 4291, page 766, Register's Office for Davidson County, Tennessee. By Articles of Amendment to the Charter, the name of Franklin Builders Supply Company, Inc. was changed to Franklin Industries, Inc., of record in Book 5564, page 836, Register's Office for said County.

PARCEL 3:

Land at Madison, in the County of Davidson, State of Tennessee, being more particularly described as follows:

Beginning at a point in the southeast corner of a tract of land conveyed to Franklin Builders Supply Company, Inc., by the Grantor herein by deed dated November 1, 1968, said point being eighty-seven (87) feet, more or less, eastwardly from and at right angles to the center line of the south bound main track of the Louisville Division formerly the Main Stem Second Division of the railroad of the Grantor at Valuation Station 2010+81, which point is four hundred thirty-four (434) feet measured northwardly along the center line of said south bound main track from Mile Post 178 from Louisville, Kentucky; thence North 16°0' East along the east line of said conveyance, eighty-seven (87) feet eastwardly from and parallel to the center line of said south bound main track, sixty-one (61) feet to a point; thence south 88° East, continuing along said conveyance, ten and thirty one-hundredths (10.31) feet to a point, ninety-seven (97) feet eastwardly from and at right angles to the center line of said south bound main track; thence North 16°0' East along said conveyance and a line ninety-seven (97) feet, more or less, eastwardly from and parallel to the center line of said south bound main track, nineteen and five-tenths (19.5) feet to a point opposite Valuation Station 2009+98, in the center line of Madison Avenue; thence South 88°0' East along the center line of said Madison Avenue, fifty and fifteen-hundredths (50.15) feet to a point thirty-five (35) feet west of the east right-of-way line of the Grantor; thence South 16°0' West along a line thirty-five (35) feet westwardly from and parallel to the east right-of-way line of the Grantor eighty and five-tenths (80.5) feet to a point; thence North 88°0' West, sixty and forty-six hundredths (60.46) feet to the point of beginning, containing four thousand, five hundred twenty-eight (4,528) square feet, more or less.

Being the same property conveyed to Franklin Builders Supply Company by deed from Louisville and Nashville Railroad Company, of record in Book 4463, page 314, Register's Office for Davidson County, Tennessee. By Articles of Amendment to the Charter, the name of Franklin Builders Supply Company, Inc. was changed to Franklin Industries, Inc., of record in Book 5564, page 836, Register's Office for said county.

Said property is unencumbered, except for taxes for the current year, which have been prorated and assumed by the Grantee, and Parcel 2 of Tract 2 is within the boundaries of Madison Street. This conveyance is a quitclaim conveyance of Grantor's right, title and interest in said Parcel 2 of Tract 2 and the covenants and warranties, hereinafter set forth, do not apply to it.

This is improved property known as 310 Madison Street, Madison (Nashville), Tennessee.

To have and to hold the said 3/4 undivided interest in and to said Tract 1, and said Tract 2, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And Grantor does covenant with said Grantee that it is lawfully seized and possessed of said 3/4 undivided interest in and to said Tract 1, and said Tract 2, in fee simple, has a good right to convey same, and the same is unencumbered, except as above set forth. And Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said 3/4 undivided interest in and to said Tract 1, and said Tract 2 (except for Parcel 2 of Tract 2), to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed in its name by its duly authorized officer, on this 9th day of February, 1984.

FRANKLIN INDUSTRIES, INC.

By: H. Rodes Hart
Title: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared H Rodes Hart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president of Franklin Industries, Inc., the within named bargainor, a corporation, 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 the said H Rodes Hart as such president.

Witness my hand and seal, at office in Nashville, Tennessee, this 9 day of February, 1984.

Connie Mae Dato
Notary Public

My Commission Expires:

7-27-86

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property (whichever is greater) is $206,250.00.

John X Cartwright
Affiant

Sworn to and subscribed before me, this 9 day of February, 1984.

Anne M Dato
Notary Public

My Commission Expires:

7-27-86

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

RUSH

IDENTIF. REFERENCE

FEB 10 | 08 PM '84

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

10267.8

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

206250.00- CAMT.
536.12 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 551.62-
2585A02/10/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

102678

IDENTIF. REFERENCE

FEB 10 1 08 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 12812