This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Safeco Title Insurance Company, Trustee P. O. Box 2960 Nashville, Tennessee 37219	Same	Map 92-10 Parcels 337, 338, 339, 340, 341, 342, 362, 366, 374, 375, and 376

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, CMC, INC., also known as C.M.C., Inc. and CMC, Incorporated d/b/a Cumberland Manufacturing Company, the GRANTOR herein, has bargained and by these presents does transfer and convey unto SAFECO TITLE INSURANCE COMPANY, the GRANTEE herein, its successors and assigns, with full power to sell, transfer, convey, mortgage, or encumber in any manner whatsoever all without joinder of any other party, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Parcel 337:

Two parcels of land located in the Thirteenth Civil District in the City of Nashville, Davidson County, Tennessee described as follows:

PARCEL NO. 1: That part of Lot 6 and that part of the South 50 feet, in equal width, of Lot 5 in McEwen's Addition to Nashville lying Northwesterly of and adjacent to a line that lies parallel to and 25 feet Northwesterly from the centerline of the Illinois Central Gulf Railroad Company's main track;

PARCEL NO. 2: Beginning at a point in the South line of the North 50 feet, in equal width, of Lot 5 in McEwen's Addition to Nashville, 50 feet perpendicularly distant northwesterly from the centerline of Grantor's main track; thence northeasterly parallel to and 50 feet northwesterly from said centerline of main track to a point in the East line of said Lot 5; Thence South along said East line to a point in a line that lies parallel to and 25 feet northwesterly from said centerline of main track; Thence southwesterly along the last said parallel line to a point in said South line of the North 50 feet of Lot 5; thence West along said South line to the point of beginning.

The described properties are encumbered with a covenant running with the land described in instrument of record in Book 5147, page 405, Register's Office of Davidson County, Tennessee, as follows:

Grantee agrees to forever maintain an unobstructed sight zone over and across the premises herein above conveyed to provide a clear view between rail, pedestrian and vehicular traffic approaching the existing crossing in 26th Avenue (Euclid Street). Said sight zone being more particularly described as that part of the property herein above conveyed lying southeasterly of and adjacent to a line that extends northeasterly from a point on the East line of said 26th Avenue, 50 feet perpendicularly distant northwesterly from the

centerline of Grantor's main track to a point on the East line of said Lot 5 of McEwen's Addition to Nashville, 30 feet perpendicularly distant northwesterly from said centerline of main track. This covenant shall run with the land and be binding upon the Grantee, its successors and assigns.

Grantor reserves the right for the continued maintenance, replacement and use of all existing conduits, sewers, water mains, gas lines, electric power lines, wires and other utilities and easements on said premises whether or not of record including the repair, reconstruction and replacement thereof and Grantee agrees not to interfere with the rights herein reserved or any facilities used pursuant thereto.

Being the same property conveyed to CMC, Inc. by deed from Illinois Central Gulf Railroad, dated April 29, 1977 and recorded May 16, 1977 in Book 5147, page 406, Register's Office of Davidson County, Tennessee.

Land in Davidson County, Tennessee, being the north part of Lot No. 5 on the map of McEwen's Addition to Nashville, of record in Plan Book 1, page 124, of the Chancery Court of Nashville.

Said part of said Lot No. 5 fronts 50 feet on the easterly side of 26th Avenue North and runs back between lines, 188 feet on the north line and 175 feet, more or less, on the south line, to the west line of the right of way of the Tennessee Central Railroad, on which it measures 55 feet.

Being the same property conveyed to CMC, Inc. by deed from First American National Bank of Nashville, Successor Trustee, dated October 31, 1969 and recorded November 3, 1969 in Book 4376, page 726, Register's Office of Davidson County, Tennessee.

This is unimproved property known as 525 26th Avenue North, Nashville, Tennessee.

Parcel 338:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 7 and the North half of [this call should read North half or North fifty (50) feet. Preparer's Note, Harwell Barr Martin & Stegall, May 18, 1984.] North fifty (50) feet of Lot Number 8 in McEwen's Addition to Nashville, Tennessee, a plan of which is of record in Plan Book No. 1, page 124 of the Chancery Court of Davidson County, Tennessee.

Said part of Lot No. 7 fronts 50 feet on the easterly side of 26th Avenue North, formerly Old Hydes Ferry Road or Euclid Avenue, and runs back between parallel lines 188 feet to an alley.

Said North half of Lot No. 8 fronts 50 feet on the East side of the Old Hydes Ferry Road or Euclid Avenue, and extends back between parallel lines 188 feet to a 16-foot alley.

Being the same property conveyed to CMC, Inc. by deed from Edward T. Goldstein and wife, Dorothy S. Goldstein, dated November 28, 1969 and recorded May 9, 1972 in Book 4599, page 709, Register's Office for Davidson County, Tennessee.

Included in the conveyance is an additional parcel on the easterly side of said tract adjacent to the afore-referenced easterly line and running easterly between parallel lines 8 feet to the center line of the afore-referenced alley, said alley having been closed by Metropolitan County Council Bill No. 70-1068 to which reference is herein made for a description of reservations contained therein.

This is improved property known as 517 26th Avenue North, Nashville, Tennessee.

Parcel 339:

Land in Davidson County, Tennessee, being the southerly half of Lot No. 8 on the map of McEwen's Addition to Nashville, as of record in Minute Book 1, page 124, Chancery Court for said County.

Said part of Lot No. 8 fronts 50 feet on the easterly side of 26th Avenue North, formerly the Old Hydes Ferry Road, or Euclid Avenue, and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to CMC, Inc. by deed from Ernest Woodruff and wife, Leonora Woodruff, dated September 3, 1969 and recorded September 4, 1969, in Book 4362, page 178, Register's Office for said County.

Included in the conveyance is an additional parcel on the easterly side of said tract adjacent to the afore-referenced easterly line and running easterly between parallel lines 8 feet to the center line of the afore-referenced alley, said alley having been closed by Metropolitan County Council Bill No. 70-1068 to which reference is herein made for a description of reservations contained therein.

This is unimproved property known as 515 26th Avenue North, Nashville, Tennessee.

Parcel 340:

Land in Davidson County, Tennessee, being Lot No. 9 on the map of McEwen's Addition to Nashville, as of record in Plan Book 1, page 124, of the Chancery Court for said County.

Said Lot 9 fronts 100 feet on the easterly side of Old Hydes Ferry Pike, or 26th Avenue North and runs back between parallel lines 188 feet to a dead line.

Being the same property conveyed to CMC, Inc. by deed from Culligan Water Conditioning of Nashville, Inc., dated December 14, 1976 and recorded December 15, 1976 in Book 5907, page 18, Register's Office for Davidson County, Tennessee.

Included in the conveyance is an additional parcel on the easterly side of said tract adjacent to the afore-referenced easterly line and running easterly between parallel lines 8 feet to the center line of the afore-referenced alley, said alley having been closed by Metropolitan County Council Bill No. 70-1068 to which reference is herein made for a description of reservations contained therein.

This is unimproved property known as 511 26th Avenue North, Nashville, Tennessee.

Parcel 341:

Land in Davidson County, Tennessee described as follows:

Being part of Lot No. 10 on the Plan of McEwen's Addition to Nashville, as of record in Plan Book 1, page 124, Chancery Court of Davidson County, Tennessee, described as follows: Beginning at a point in the east margin of 26th Avenue North, formerly Hydes Ferry Road, 138 feet north of the north margin of the Old Charlotte Road, and running thence northerly 50 feet to the south line of Lot No. 9 of said McEwen's Plan; thence with the line between Lots 9 and 10, easterly 188 feet to a 16 foot alley, thence with the west margin of said alley, southerly 30 feet to a point; thence westerly 188 feet more or less to the point of beginning.

Being the same property conveyed to CMC, Inc. by deed from Edward T. Goldstein, dated February 20, 1979 and recorded February

23, 1979, in Book 5398, page 245, Register's Office for Davidson County, Tennessee.

Included in the conveyance is an additional parcel on the easterly side of said tract adjacent to the afore-referenced easterly line and running easterly between parallel lines 8 feet to the center line of the afore-referenced alley, said alley having been closed by Metropolitan County Council Bill No. 70-1068 to which reference is herein made for a description of reservations contained therein.

This is unimproved property known as 509 26th Avenue North, Nashville, Tennessee.

Parcel 342:

Land in Davidson County, Tennessee described as follows:

Being Lot No. 3 and the north part of Lot No. 4 on the map of the Subdivision of Lot No. 10 of McEwen's Addition to Nashville, as of record in Book 161, page 72, Register's Office for Davidson County, Tennessee. Said Lot No. 3 fronts 45 feet on the easterly side of 26th Avenue North, and runs back between lines, 132.8 feet on the north line and 136 feet on the south line, to an alley in the rear of which it measures 31.75 feet.

Said part of Lot No. 4 lies immediately across the alley from the east of Lot No. 3 above described, and is described as follows:

Beginning at a point in the easterly margin of the first alley east of 26th Avenue North, said point being 27 feet north of the north margin of Stewart Street, and being the northwest corner of the property conveyed to the N.C. and St. L. Railroad by deed of record in Book 802, page 57, said Register's Office; thence along the north line of said railroad lot easterly parallel to the north margin of Stewart Street, 50 feet to the westerly margin of a 16 foot alley; thence with the margin of said 16 foot alley northerly 42.75 feet; thence westerly 45.2 feet to the east margin of the first alley hereinabove mentioned; thence with the margin of the same southerly 59.15 feet to the beginning.

Being the same property conveyed to CMC, Inc. by deed from Edward T. Goldstein, dated February 20, 1979 and recorded February 23, 1979 in Book 5398, page 245, Register's Office for Davidson County, Tennessee.

Included in the conveyance of Lot 3 and Lot 4 is all right, title and interest of Grantor to the alley between said lots 3 and 4, such alley having been openly, adversely, continuously and exclusively used by Grantor and its predecessors for a period in excess of twenty years.

Also, included in the conveyance of Lot No. 4 is an additional parcel on the easterly side of said tract adjacent to the afore-referenced easterly line and running easterly between parallel lines 8 feet to the center of the afore-referenced 16 foot alley, said alley having been closed by Metropolitan County Council Bill No. 70-1068 to which reference is herein made for a description of reservations contained therein.

This is unimproved property known as 505 26th Avenue North, Nashville, Tennessee.

Parcel 362:

PARCEL NO. 1: Land in Davidson County, Tennessee being the north 1/2 of Lot 24 on the McEwen's Addition to Nashville, of record in Book 1, page 124, Chancery Court at Nashville. Said part of said Lot fronts 50 feet on the east side of 25th Avenue North and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to CMC, Inc. by deed from Leslie Hannah and wife, Josephine T. Hannah, dated October 23, 1969 and recorded October 24, 1969, in Book 4374, page 754, Register's Office for Davidson County, Tennessee.

This is improved property known as 522 25th Avenue North, Nashville, Tennessee.

PARCEL NO. 2: Land in Davidson County, Tennessee, being the south one-half of Lot No. 23 on the map of McEwen's Addition to Nashville, as of record in Plan Book 1, page 124, of the Chancery Court for said county.

Said part of said lot fronts 50 feet on the easterly side of 25th Avenue North, and runs back between parallel lines, 188 feet to an alley.

Being the same property conveyed to C.M.C., Incorporated, d/b/a Cumberland Manufacturing Company, by deed from Theodora Lewis Howell, dated June 3, 1969 and recorded June 6, 1969 in Book 4340, page 190, Register's Office of Davidson County, Tennessee.

This is improved property known as 524 25th Avenue North, Nashville, Tennessee.

Parcel 366:

Land in Davidson County, Tennessee, being the northerly one-half of Lot No. 26 on the map of McEwen's Addition to Nashville, as of record in Plan Book No. 1, page 124, Chancery Court at Nashville, described as follows: Said northerly part of Lot No. 26 fronts 50 feet on the easterly side of 25th Avenue North, and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to CMC, Inc. by deed from Ethel Lee Webb Lewis, dated December 17, 1970 and recorded December 21, 1970 in Book 4468, page 71, Register's Office for Davidson County, Tennessee.

This is improved property known as 512 25th Avenue North, Nashville, Tennessee.

Parcel 374:

Land in Davidson County, Tennesse, being the easterly 50 feet of Lot No. 8 on the Plan of the Boyd Cockrill Spring Tract of record in Book 21, page 40, Register's Office for said County. Beginning on the northerly margin of Cedar Street formerly the Charlotte Pike at the corner of Lots No. 7 and 8 on said plan on said margin; thence northerly with the line between said two lots 251.08 feet more or less to the southerly margin of Stewart Street, formerly the Old Charlotte Road; thence with the southerly margin of said street westerly 50 feet; thence southerly to the northerly margin of Cedar Street; thence with the northerly margin of said street easterly 50 feet to the beginning.

Being the same property conveyed to CMC, Inc. by deed from Augusta Lewis, dated June 29, 1973 and recorded July 17, 1973 in Book 4728, page 553, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but EXCLUDED from this conveyance is the property described in Book 1681, page 255, Register's Office as follows: Being the easterly 50 feet of the southerly 104-1/2 feet of Lot No. 8 on the plan of the Boyd Cockrill Spring Tract, as of record in Book 21, page 40, Register's Office for said County, described as follows: Beginning on the northerly margin of Charlotte Avenue, formerly Cedar Street or Charlotte Pike, at the

dividing line between Lots No. 7 and 8; thence with said line northwardly 104-1/2 feet; thence westwardly 50 feet; thence southwardly 104-1/2 feet to the northerly margin of said Avenue; thence with the northerly margin of said Avenue, eastwardly 50 feet to the beginning.

This is unimproved property known as 2513 Felicia Street, Nashville, Tennessee.

Parcel 375:

Land in Davidson County, Tennessee described as follows:

Being the westerly 28.75 feet of the Easterly 78.75 feet of Lot No. 8, Boyd Cockrill Spring Tract, as of record in Book 21, page 40, Register's Office for said County, described as follows: Beginning at an iron pin in the southerly margin of Felicia, formerly Stewart Street (also known as Stuart Street), said iron pin being located 334.75 feet north 62° 45' east from the easterly margin of 26th Avenue North, running thence with the southerly margin of Felicia Street, North 62° 45' east 28.75 feet to a stake, said stake being located south 62°45' West 50 feet from the original Lot line of Lots 7 and 8; running thence south 24° 15' east 121.2 feet to a fence post; thence south 62° 45' west 28.75 feet to an iron pin; thence north 24° 15' west 121.2 feet to the point of beginning.

Being the same property conveyed to CMC, Inc. by deed from Charles Peebles, dated March 28, 1966 and recorded March 30, 1966, of record in Book 4001, page 412, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 2515 Felicia Street, Nashville, Tennessee.

Parcel 376:

Land in Davidson County, Tennessee described as follows:

Being the westerly 28.75 feet of the Easterly 107.5 feet of Lot No. 8 on the Plan of Boyd Cockrill Spring Tract, as of record in Book 21, Page 40, Register's Office for said County, and more particularly described as follows:

Beginning at a fence post in the southerly margin of Felicia Street, said fence post being located 306 feet North 62° 45' East from the easterly margin of 26th Avenue North, running thence with the southerly margin of Felicia Street, North 62° 45' East 28.75 feet to an iron pin; thence south 24° 15' East 121.2 feet to an iron pin; thence south 62° 45' West 28.75 feet to a fence post; thence north 24° 15' West 121.2 feet to the point of beginning.

Being the same property conveyed to CMC, Inc. by deed from Charles Peebles, dated March 28, 1966 and recorded March 30, 1966 of record in Book 4001, page 412, Register's Office of Davidson County, Tennessee.

This is unimproved property known as 2517 Felicia Street, Nashville, Tennessee.

To have and to hold the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. Grantor covenants with the said GRANTEE that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for 1984 taxes to be

prorated as of the date of this deed and an unrecorded leasehold interest in Saffles and Associates (Parcel 366 only). Grantor further covenants that CMC, Inc., C.M.C., Inc. and Cumberland Manufacturing Company are one and the same entity. Grantor further covenants and binds itself, its successors and assigns 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 does hereby sell, transfer and deliver unto Grantee all right, title and interest, in and to all Grantor's personal property situated on this land which Grantor represents and warrants to Grantee that said personal property is owned free and clear of any liens or encumbrances and that Grantor has a good right and authority to convey it. NO WARRANTIES OF MERCHANTABILITY OR FITNESS FOR ANY PARTICULAR PURPOSE IN RESPECT TO SAID PERSONAL PROPERTY ARE MADE AND SAID WARRANTIES ARE EXPRESSLY DISCLAIMED AND SAID PERSONAL PROPERTY IS SOLD AS IS.

Dated this 18th day of May, 1984.

CMC, INC.

By: Edward T. Goldstein
Chairman and Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ruth B. Foster of the state and county aforesaid, personally appeared Edward T. Goldstein, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Chairman and Chief Executive Officer and as such officer is authorized to execute this instrument for CMC, Inc., the within named bargainor, a corporation, and that he as such officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chairman and Chief Executive Officer.

Witness my hand and seal, at office in Nashville, TN, this 18th day of May, 1984.

Ruth B. Foster
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

July 18, 1987

* * * *

BOOK 6295 PAGE 451

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 420,000.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed this 18th day of May, 1984.

Notary Public

My Commission Expires:

July 18, 1987

MEC/vga

RUSH

I 2 3 1 5 0

IDENTIF. REFERENCE

MAY 19 4 09 PM '84

7327

[redacted]

OFFICIAL RECEIPT

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

BOOK 6295 PAGE 452

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
			420000.00- CAMT.	
			1092.00 CSTAX	
			.50 PRFEE	
			24.00 WDEED	
			CHECK	1116.50-
7827A05/18/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 2 3 1 5 0

IDENTIF. REFERENCE

MAY 18 4 09 PM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0037308