B0418

DP2:TPTBK00118 1/17/85
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (KBS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 6494 PAGE 373

Address New Owner(S)	Send Tax Bills To	Map-Parcel Number(s)
Washington Industries, Inc. 224 Second Ave., North Nashville, TN 37201	Same	93-8-32

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, Michael H. Clark ("Grantor"), has bargained and sold, and by these presents does tranfer and convey unto Washington Industries, Inc., a Tennessee corporation ("Grantee"), their successors, and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described on the attached Exhibit A.

Said property is unencumbered except as follows:

1. 1985 Taxes, a lien, but not yet due and payable.

2. Agreement between Effie Nichols Callis and The Industrial Development of Metropolitan Government of Nashville and Davidson County, of record in Book 4227, page 878, said Register's Office.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein setout. Grantor further covenants and binds himself, his heirs, representatives and assigns to warrant and forever defend the title to the said land to Grantee, its successors and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters to which this conveyance is made subject.

Teresa F. Clark, wife of Michael H. Clark, 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 Michael H. Clark.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness Grantor's hand this 28th day of January, 1985.

Michael H. Clark

Teresa F. Clark

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $32,000.00.

WASHINGTON INDUSTRIES

Baseball Young Inc.
Affiant

Sworn to and subscribed before me this 18 day of February, 1985.

Linda L. [illegible]
Notary Public

My Commission Expires:

July 21, 1985

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Michael H. Clark, the within named 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, at office, this 18th day of January, 1985.

Keith B. Simmons
Notary Public

My Commission Expires:

4/21/85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Teresa F. Clark, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of January, 1985.

Keith B. Simmons
Notary Public

My Commission Expires:

4/21/85

Exhibit A

Being a tract of land located in the 1st Civil District of Metropolitan Nashville and Davidson County Tennessee at 608 Crutcher Street and being more particularly described as follows:

Beginning at an iron pin located in the Southerly right-of-way margin of Crutcher Street (50' R.O.W.) said iron pin being located North 65°-07'-00" East a distance of 114.00 feet along said Street margin, from said Street margin's intersection with the Easterly right-of-way margin of South Sixth Street;

Thence, following the Southerly right-of-way margin of Crutcher Street North 65°-07'-00" East a distance of 228.00 feet to a concrete monument;

Thence, leaving said street margin and following the Westerly boundary of the Keith Simmons Property South 25°-32'-57" East a distance of 335.90 feet to an iron pin;

Thence following the Northerly boundary's of the H.F. Leek and R.R. Pearsall Properties South 78°-30'-03" West a distance of 232.83 feet to an iron pin;

Thence, following the Easterly boundary of the Nashville Electric Co. Property North 25°-36'-11" West a distance of 65.04 feet to an iron pin in concrete;

Thence, following the Easterly boundary of the E.M. Entrekin Property North 26°-05'-32" West a distance of 217.00 feet to the Point of Beginning.

Tract contains 70,021 square feet or 1.61 acres more or less.

1767 02/19 95.70- CHECK
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T
IDENTIF. REFERENCE
FEB 19 9 48 AM '85
REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6494 PAGE 377

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

32000.00- CAMT.
83.20 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 95.70-
1767A02/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8360 I

IDENTIF. REFERENCE

FEB 19 9 48 AM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 109139