FILE BOX 4

FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 53,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF April 19 85

Notary Public

MY COMMISSION EXPIRES: 2/18/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, One Church St. Bldg., Suite 500, Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
AAA Industries, Inc. (NAME)	OWNER (NAME)	72-20
3301 Ambrose Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	12DA-51605
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RANDALL PHILLIPS and EARL HALL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO AAA INDUSTRIES, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, consisting of one tract of land described according to a copy of a survey by James L. Murphy, Jr. & Co. dated September 26, 1974, revised September 12, 1977, as follows:

Beginning at a point in the easterly right of way of Ellington Parkway said point being 140 feet east of the center line of said Parkway and the northwesterly margin of Ambrose Avenue; thence with the east margin of Ellington Parkway N 9 deg. 55'42" East 460 feet, more or less to a point that is 140.11 feet east of the center line of said Ellington Parkway the northeasterly corner of the property conveyed to the State of Tennessee (supra); thence S 87 deg. 0' East 207 feet to a point at the northwest corner of the property conveyed to Space Park Company by deed of record in Book 4519, page 378, said Register's Office; thence with the westerly line of said Space Park Company's Property southwardly 252.23 feet to a point in the northerly margin of Ambrose Avenue at the beginning of a curve to the left having a radius of 125 feet; then with said curve southwestwardly 47.86 feet to a point thence South 55 deg. 01' west 19.16 feet to a point at the beginning of a curve to the left having a radius of 839.02 feet; thence with said curve southwestwardly 281.4 feet to the point of the beginning, containing 1.8 acres, more or less.

Being part of the same property conveyed to Randall Phillips a 75% undivided interest and Earl Hall a 25% undivided interest by deed from Jonathan J. Foley, Jr., Trustee, of record in Book 5606, page 452, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of Randall Phillips or Earl Hall.

This is unimproved (XX) property, known as 3102 Ambrose Avenue, Nashville, Tennessee 37207
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand S this 18th day of April, 19 85

Randall Phillips
RANDALL PHILLIPS

Earl Hall
EARL HALL

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall Phillips and Earl Hall

the bargainor s, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of April, 19 85.

Notary Public

Commission Expires 2/19/88

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
RANDALL PHILLIPS
EARL HALL

TO
AAA Industries, Inc.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

It is noted that the Seller retains the right and privilege for the use of a small sector of the Industrial lot for the placement of an advertising sign, the general location to be in the Northwest corner of the demised premises. It is understood that Seller has negotiated with The Lamar Corporation for the placement and construction of the sign on the site. This right and privilege is to remain in full force and effect for a period of five (5) years from date of deed and closing. Seller and Seller's Lessee are to be granted the privilege, in contracting for the placement of the sign. Lamar Sign may do what is necessary for sign placement and maintenance if in no way it prohibits the construction or the production of AAA Industries, Inc.. This requirement is to run with the deed for the above stated period of five (5) years, after which time, the site reverts to Buyer.

1 9 8 7 4 5

IDENTIF. REFERENCE

APR 23 11 57 AM '85

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN

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

53000.00- CAMT.
137.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 144.30-
0666A04/23/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 8 7 4 5

IDENTIF. REFERENCE

APR 23 11 57 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 127535