BOOK 6751 PAGE 930

B0418

DP2:TASRE00084 12-17-85
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (TAS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Nashville Tent & Awning Company, Inc. 615 20th Avenue North Nashville, Tennessee 37203	[Same]	92-4 / 322 92-4 / 187 92-4 / 323

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED EIGHTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 ($387,500.00) DOLLARS cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, PHILLIPS & BUTTORFF CORPORATION, a Tennessee corporation with principal offices in Nashville, Tennessee ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto NASHVILLE TENT AND AWNING COMPANY, INC., a Tennessee corporation ("Grantee"), its successors, and assigns, that certain real property in Davidson County, State of Tennessee, which is more particularly described on Exhibit A which is attached hereto and incorporated herein by reference, together with all structures, buildings and improvements thereon and all easements, rights, and rights-of-way appurtenant thereto (the "Property").

The Property is conveyed subject to the matters described on Exhibit A attached hereto.

TO HAVE AND TO HOLD the said Property with the appurtenances, hereditaments, 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 the Property in fee simple, has good right to convey the Property, and the same is unencumbered, except as set forth on Exhibit A hereto. Grantor further covenants and binds itself, its representatives and successors to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, except claims arising out of matters set forth on Exhibit A hereto.

To the extent the description of the Property set forth on Exhibit A to this Deed describes any real property not described on the deeds from which Grantor derives title and referenced on Exhibit A, Grantor quitclaims to Grantee fee simple title to any such property not described in said deeds without any of the covenants and warranties set forth herein.

IN WITNESS WHEREOF, Grantor has caused this General Warranty Deed to be executed by its duly authorized officers on this 18th day of December, 1985.

PHILLIPS & BUTTORFF CORPORATION

By: _____
Neal Jennings, President

ATTEST:

_____
Paschall Young, Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Neal Jennings and Paschall Young, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the President and Secretary, respectively of Phillips & Buttorff Corporation, the within named bargainor, a Tennessee corporation, and that they as such officers executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such officers.

WITNESS my hand and seal, at office in Davidson County, Tennessee, this 18th day of December, 1985.

Linda L. Dortsch
Notary Public

My Commission Expires:

9-9-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $387,500.00.

Affiant

Sworn to and subscribed before me this 31st day of December, 1985.

Notary Public

My Commission Expires:

5-13-89

EXHIBIT A

Tract No. 1

Beginning at a point in the Northwest corner of the intersection of Herman Street with 12th Avenue North, said point is the Southeast corner of the tract herein described;

Thence; following the Northern margin of Herman Street South 60° 00' West a Distance of 353.70 feet to an iron pin in the Southwestern property corner of said property;

Thence; North 30° 16' West a distance of 160.30 feet to an iron pin in the Southern margin of an alley and being the Northwestern property corner of said property;

Thence; following the southern margin of an alley North 60° 00' East a distance of 353.47 feet to an iron pin in the Western margin of 12th Avenue North and being the Northeastern property corner of said property;

Thence; following the Western margin of 12th Avenue North South 30° 21' East a distance of 160.00 Feet to an iron pin and the point of beginning containing 1.30 acres more or less.

Being the same property conveyed to Phillips and Buttorff Manufacturing Company, by deeds from Clark B. Rollins and wife Emma Rollins of record in Book 2039, page 142, from S.C. Austin, Trustee and S.C. Austin, individually and wife Bessie Austin of record in Book 747, page 68, from Edwart T. Kane, Robert E. Kane, Mary K. Britt, Carrie Ward Kane, and Bessie K. Stone of record in Book 2303, page 353, and by deed from Fermine Pride, an unmarried woman of record in Book 2303, page 351, Register's Office for said County. The said Phillips and Buttorff Manufacturing Company having since changed its name to Phillips and Burtoff Corporation by amendment to its charter.

Tract No. 2A
(A portion of reserve parcel "A")

Being a portion of reserve parcel "A" and lying South of a right of way severance by the State of Tennessee, Department of Transportation, Bureau of Highway for I.C.G. and L&N Railroad

Beginning at a point in the Northeast corner of the intersection of the right of way of the L&N railroad (Harrison Street)) with 14th Avenue north, said point is the Northwest corner of the tract Herein described;

Thence; following the Eastern margin of 14th Avenue North N 30°16'00" W a distance of 38.60 feet to a point;

Thence;following the said margin N 59°17'15" E a distance of 5.00 feet to a point;

Thence; following said margin N 30°42'45" W a distance of 190.00 feet to a point in the Southern margin of R.O.W. of the I.C.G and L&N railroad

Thence; following said margin S 76°29'38" E a distance of 203.93 feet to a point;

Thence; following a curve to the left in said margin having a radius of 512.47 feet, a delta of 17°32'45" and a length of 156.94 feet to a point in the northern margin of the L&N railroad right of way (Harrison Street);

Thence; following said margin S 60°10'00" W a distance of 278.84 feet to the point of beginning containing 0.65 acres more or less.



Being a portion of the property conveyed to The Phillips & Buttorff Manufacturing Company by deeds from Issac Litton, Executor of Last Will and Testament of Samuel Watkins, deceased, of record in Book 69, page 278; from F. F. Porter and W. B. Porter, his wife, of record in Book 101, page 31; from W. E. Norvell and W. J. Wallace of record in Book 245, page 540; from Mrs. F. H. Wesley, a widow, of record in Book 290, page 436; and from Standard Oil Company, a Kentucky Corporation all of record in Book 252, page 503, Davidson County Register's Office. The said Phillips and Buttorff Manufacturing Company having since changed its name to Phillips and Burtoff Corporation by amendment to its charter.

Tract No. 2

Beginning at a point in the Southwest corner of the intersection of Herman street with 12th Avenue North, said point is the Northeast corner of the tract Herein described;

Thence; following the western margin of 12th Avenue North, S 30°21' E a distance of 630.83 feet to a concrete monument in the Northern margin of the Louisville and Nashville railroad right of way;

Thence; following the Northern margin of right of way of the I.C.G. and L&N railroad, S 69°02'24" W a distance of 129.04 feet to a point;

Thence; following said margin along a curve to the right having a radius of 442.47 feet , a delta of 39°27'00" and a length of 304.65 feet to a point;

Thence; following said margin N 76°29'38" W a distance of 195.89 feet to a point;

Thence; following said margin along a curve to the left having a radius of 512.47 feet, a delta of 8°23'07" and a length of 75.00feet to a point in the Eastern margin of 14th Avenue North;

Thence; following said margin N 30°16'00" W a distance of 38.01 feet to an iron pin in the Southwestern property corner of a parcel of land belonging to Charles Todd Overall Cleaning Company;

Thence; following said property line N 59°44' 30" E a distance of 419.82 feet to an iron pin in the Southeastern property corner of said property;

Thence; following said property line N 30°15'30" W a distance of 117.31 feet to an iron pin in the center line of the Illinois Central Railroad Company tracks;

Thence; following said centerline S 60°06'30" W a distance of 287.25 feet to an iron pin;

Thence; continuing along said centerline S 48°10' W a distance of 135.34 feet to an iron pin in the Eastern margin of 14th Avenue North;

Thence; following said margin N 30°16' W a distance of 177.72 feet to a concrete monument in the Southern margin of Herman Street;

Thence; following said margin N 60°00' E a distance of 598.78 feet to the point of beginning containing 6.10 acres more or less.

Being a portion of the property conveyed to The Phillips & Buttorff Manufacturing Company by deeds from Issac Litton, Executor of Last Will and Testament of Samuel Watkins, deceased, of record in Book 69, page 278; from F. F. Porter and W. B. Porter, his wife, of record in Book 101, page 31; from W. E. Norvell and W. J. Wallace of record in Book 245, page 540; from Mrs. F. H. Wesley, a widow, of record in Book 290, page 436; and from Standard Oil Company, a Kentucky Corporation all of record in Book 252, page 503, Davidson County Register's Office. The said Phillips and Buttorff Manufacturing Company having since changed its name to Phillips and Burtoff Corporation by amendment to its charter.

Easement Tract

An easement for the purpose of truck and vehicle access onto 14th Avenue North retained by Phillips and Buttorff Corporation, for itself, its successors and assigns, in Consent Judgement and Final Decree of record in Book 6374, page 366, Register's Office for Davidson County, Tennessee, which is fully described as follows:

The Property is conveyed subject to the following:

1. Illinois Central Railroad Company and a 25' sewer easement of record in Plat Book 5200, page 269, said Register's Office.

2. A 25' N.E.S. Power Line and Public Sewer Easement of record in Plat Book 5200, page 269, said Register's Office.

3. An easement of the Illinois Central Railroad of record in Book 4319, page 138, Register's Office for Davidson County, Tennessee, as shown on the survey of Joseph G. Petrosky, dated 12-18-85, Job No. 465.

4. A 36 inch sewer line across Tract 2 from north to south as shown on a survey by Joseph G. Petrosky Associates, Inc., dated 12-18-85, Job No. 465.

65299

IDENTIFI REFERENCE

DEC 31 3 42 PM '85

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6751 PAGE 336

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
			30750.00- [illegible]	
			1807.50 [illegible]	
			.50 [illegible]	
			10.00 [illegible]	
			[illegible] 1868.00-	
			1868A12/31/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65299

IDENTIFICATION REFERENCE

Dec 31 3 42 PM '85

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 206529