Address New Owner as follows:	Send tax bills to:	Map-Parcel No:
Sanders Manufacturing Company 1422 Lebanon Road Nashville, TN 37210	Same	Map 94-0 Parcel 155 2DA67070

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS W. BEASLEY and wife SANDRA J. BEASLEY*, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto the said **SANDERS MANUFACTURING COMPANY**, a Tennessee Corporation, hereinafter called the Grantee, its succesors and assigns, a certain tract or parcel of land in the County of Davidson, State of Tennnessee, described as follows, to-wit:

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, more particularly described according to a boundary survey made by Ragan-Smith-Murphy & Associates, Inc., dated October 1, 1985, as follows:

Beginning at an iron pin set on the north right-of-way line of Lebanon Road, the southeast corner of the property of F. Ray Edenfield as recorded in Deed Book 4274, Page 686, R.O.D.C., Tennessee and the southwest corner of the hereindescribed tract; thence,

1. With the east boundary line of the property of F. Ray Edenfield, N 00° 00' 03" W, 575.98 feet to an iron pin set; thence,

2. With the south boundary line of the remainder of the property of Nashville Auto Auction as recorded in Deed Book 4408, Page 227, R.O.D.C., Tennessee, N 77° 26' 53" E, 47.46 feet to a painted "X" on concrete; thence,

3. With the east boundary line of the remainder of the property of Nashville Auto Auction, N 00° 12' 27" E, 222.68 feet to an iron pin set; thence,

4. With the southerly boundary line of the property of Nashville Auto Auction as recorded in Deed Book 5279, Page 878, R.O.D.C., Tennessee N 74° 37' 41" E, 170.00 feet to an iron pin set; thence,

5. With the west boundary line of the property of Nashville Auto Auction S 00° 07' 42" E, 798.32 feet to an iron pin set; thence,

6. With the north right-of-way line of Lebanon Road, S 75° 19' 43" W, 220.00 feet to the point of beginning and containing 158,665 square feet or 3.64 acres, more or less.

Tract is all of the property of Fruehauf Corporation, as recorded in Deed Book 5305, page 200, Register's Office for Davidson County, Tennessee, and further being the same property conveyed by deed from Fruehauf Corporation to Thomas W. Beasley of record in Book 6426, page 859, Register's Office for Davidson County, Tennessee.

This conveyance is subject to ~~any and all existing restrictions and easements of record, including~~ the following:

(a) A 20 foot easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5097, Page 835, Register's Office for Davidson County, Tennessee.

(b) A 30 foot easement for sanitary sewers and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3770, page 92, Register's Office for Davidson County, Tennessee.

(c) A 30 foot wide Colonial Pipeline easement of record in Book 3644, page 247, Register's Office for Davidson County, Tennessee, together with right to install multiple and additional lines from time to time together with rights of access and maintenance, specific reference to said instrument being here made for the pertinent data, relating to the rights and interest therein contained.

(d) Two intervening T.V.A. easements of record in Book 1181, page 326, and Book 1174, page 677, Register's Office for Davidson County, Tennessee.

This is improved property, known as 1422 Lebanon Road, Nashville, Tennessee 37210.

*Sandra J. Beasley joins in this conveyance to convey any and all interest she may have in said property as spouse of Thomas W. Beasley.

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, its successors, representatives 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.

IN WITNESS WHEREOF, Thomas W. Beasley and wife Sandra J. Beasley have caused this instrument to be executed this 27th day of December, 1985.

Thomas W. Beasley
THOMAS W. BEASLEY

Sandra J. Beasley
SANDRA J. BEASLEY

CONTD NEXT PAGE

BOOK 6753 PAGE 999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named THOMAS W. BEASLEY, 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 within named bargainor, and executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 27 day of Dec, 1985.

NOTARY PUBLIC

My commission expires: 10/24/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SANDRA J. BEASLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the within named bargainor, and executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 27 day of Dec, 1985.

NOTARY PUBLIC

My commission expires: 10/24/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

AFFIANT

Sworn to and subscribed before me
this the 27 day of December, 1985.

NOTARY PUBLIC

My commission expires: 10/24/88

This Instrument was prepared by:

Frank G. Clement, Jr.
CLEMENT, GIBSON, MOSSMAN & PATE
Noel Place, Suite 202
200 Fourth Avenue North
Nashville, Tennessee 37219

RUSH

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
JAN 2 2 14 PM '86

IDENTIFI REFERENCE

657123

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

RECEIVED OF _____

FOR _____

Book 6753 Page 999A

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

475000.00- CAPIT.
1235.00 CSTAX
.50 PRFEE
9.00 MORTD
CHECK 1844.50-
2127A01/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6572 3

IDENTIFICATION REFERENCE

JAN 2 2 15 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 206976