BOOK 6788 PAGE 499

BGRE00119 02/10/86

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MSP)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Eugenia Warehouse Co., a general partnership c/o Robert J. Walker 2700 First American Center Nashville, TN 37238	SAME	118-12-067

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, E. Warner Bass, and wife Margaret G. Bass ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto Eugenia Warehouse, Co., a general partnership whose general partners are E. Warner Bass and Robert J. Walker ("Grantee"), its successors, and assigns, that certain real property in Davidson County, State of Tennessee, described on the attached Exhibit "A".

Said property is conveyed subject to the following exceptions:

1. All taxes for the year 1986, a lien but not yet due and payable.

2. The Plan of record in Book 6200, page 122, said Register's Office, shows an Owner's Certificate, a 30 foot minimum building setback line from Eugenia Avenue and from the north boundary line, and a 25 foot easement for public utility and railroad purposes along the westerly line of said lot, and a 5 x 25 foot utility anchor easement located on the easterly portion of the northerly line of said lot.

TO HAVE AND TO HOLD the said real 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 said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenant and bind themselves, their representatives and successors to warrant and forever defend the title to the said real property to Grantee, its successors and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters set forth above.

77962

IDENTIFICATION REFERENCE

FEB 24 1 13 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

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

Witness Grantor's hand this 24th day of February, 1986.

E. Warner Bass

Margaret G. Bass joins in for the purpose of conveying any interest she may have in the said property by virtue of her marriage to E. Warner Bass.

Margaret G. Bass

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, E. Warner Bass, and wife, Margaret G. Bass, the within named bargainors, 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, at office, this 24th day of February, 1986.

Michael S. Peek
Notary Public

My Commission Expires:
October 19, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $209,718.30.

E. Warner Bass
Affiant

Sworn to and subscribed before me this 24th day of February, 1986.

Michael S. Peek
Notary Public

My Commission Expires:
October 19, 1986

EXHIBIT A

A tract or parcel of land lying and being situated in the First (formerly Sixth) Civil District of Davidson County, Tennessee, and being Lot No. 2 on the Plan of the resubdivision of Lot No. 1, Section 1, Lanco Industrial Subdivision as of record in Plat Book 6200, page 122, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the west margin of Eugenia Avenue, said pin being the common front corner of Lots Nos. 2 and 1; thence with the common boundary line between said lots north 89 deg. 44' 20" West 495.00 feet to an iron pin; thence North 00 deg. 37' 40" East 284.46 feet to an iron pin; thence with a curve to the right having a radius of 478.34 feet, northeastwardly a distance of 48.30 feet to an iron pin; thence South 89 deg. 22' 20" East 442.50 feet to a concrete monument; thence with a curve to the right having a radius of 49.89 feet, southeastwardly a distance of 78.37 feet to a concrete monument in the west margin of Eugenia Avenue; thence along the west margin of Eugenia Avenue South 00 deg. 37' 40" West 279.61 feet to the point of beginning.

Being the same property conveyed to E. Warner Bass by deed from Sears, Roebuck and Co., of record in Book 6406, page 524, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____ BOOK 6788 PAGE 502

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
			209716.30- CAMT.	
			645.82 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	554.78-
6987A02/24/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.962

IDENTIFICATION REFERENCE

FEB 24 1 13 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 221470