Box 37
SLW

BOOK 6805 PAGE 766

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Charlotte Properties 1727 Church Street Nashville, TN	Same	Map 94-10 Parcel 56
This instrument prepared by: Boult, Cummings, Conners & Berry (SLW) P.O. Box 198062, Nashville, Tennessee 37219		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Wiley Simms, unmarried ("Grantor") has bargained and sold, and hereby transfers and conveys to Charlotte Properties, a Tennessee general partnership ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following: See Exhibit A.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns against the lawful claims of all persons.

Executed this 14th day of March, 1986.

Wiley Simms

3786 03/17 45.00- CHECK

83689

IDENTIFICATION REFERENCE

MAR 17 3 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater, for]
[this transfer is $12,500.00.]
[ ]
[Wiley C. Simms]
[Affiant]
[ ]
[Subscribed and sworn to before me this 14th day of]
[March, 1986.]
[ ]
[Emma Jean Hoff]
[Notary Public]
[My commission Expires: 10/24/88]

This is unimproved property, known as _____.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Emma Jean Hoff, a Notary Public in and for said County and State, the within named Wiley C. Simms, the 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 and official seal at Nashville, Tennessee this 14th day of March, 1986.

Emma Jean Hoff
Notary Public
My Commission Expires: 10-24-88

Exhibit A

Land in Davidson County, Tennessee, being a part of Lot 1 as shown on the plan of the Georgia Industrial Realty Company's Subdivision of South Nashville Lots of record in Book 421, page 187, Register's Office for said county and more particularly described according to a survey made by Barry Greer and Associates dated September 17, 1983, revised December 5, 1985, as follows:.

Beginning at an iron pin in the westerly margin of Omohundro Place, said iron pin being in the southeast corner of Lot No. 22 on the Plan of Visco Industrial Subdivision, Section 3, Revised, as of record in Book 3842, page 183, said Register's Office; thence with the westerly margin of Omohundro Place, South 10 degrees 25 minutes 00 seconds East a distance of 89.78 feet to an iron pin; thence leaving the westerly margin of Omohundro Place and with the northerly margin of the property conveyed to Crossman & LaGasse, a Tennessee partnership, by deeds of record in Book 6155, pages 555, 559, 563, and 567, said Register's Office, South 82 degrees 17 minutes 50 seconds West 135.81 feet to an iron pin; thence, South 11 degrees 28 minutes 24 seconds East a distance of 0.74 feet to an iron pin; thence, South 84 degrees 02 minutes 28 seconds West 9.00 feet to an iron pin; thence, South 81 degrees 12 minutes 27 seconds West 162.27 feet to an iron pin; thence, with the easterly boundary line of the property conveyed to Nathan C. Burnett by deed of record in Book 5062, page 700, said Register's Office, North 17 degrees 41 minutes 21 seconds West 85.14 feet to an iron pin on the southerly line of Lot 3, Visco Industrial Subdivision, Section Two, as of record in Book 3842, page 51, said Register's Office; thence, with the southerly line of said Lot 3 North 73 degrees 50 minutes 00 seconds East a distance of 130.78 feet to an iron pin located at the southeast corner of said Lot 3 and the southwest corner of said Lot 22 referred to above; thence with the southerly line of said Lot 22 North 85 degrees 18 minutes 00 seconds East a distance of 188.42 feet to the point of beginning, containing 0.675 acres, more or less.

The real property described herein is based upon a survey by Barry Greer & Associates, Land Surveyors, Nashville, Tennessee No. 1149, dated 9/17/83, revised 12/5/85. NOTE: The south boundaries of the 2 Sections of Visco Industrial Subdivision which join subject property were surveyed to the center line of Brown's Creek as it existed at the time of the subdivision. It is known that Brown's Creek was relocated and the old channel filled at the time of the development of said subdivision resulting in no present day physical evidence of its original location.

Being the same property conveyed to Wiley Simms and Jack P. Pickard by deed from Nathan Clyde Burnett of record in Book 5325, page 595, said Register's Office. By deed of record in Book 5994, page 497, said Register's Office, Jack P. Pickard conveyed his one-half undivided interest in subject property to AAA Electric Inc.

ENCUMBRANCES

1. 1986 Metro taxes, a lien but not yet due and payable.

2. An easement for gas service line or fuel line granted to Nashville Gas Company by instrument of record in Book 5949, page 990, said Register's Office.

3. Easement for the flow of Brown's Creek, if such now exists.

4. Right-of-way easement granted to Colonial Pipeline Company, by instrument of record in Book 3616, page 451, said Register's Office.

5. Easement granted the United States of America, by W. T. Walker and wife, as of record in Book 2155, page 453, said Register's Office in connection with the Cheatham Lock & Dam Project on the Cumberland River, being known as Tract No. N-1403.

6. Easement for sewer line granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Frank J. Walker and wife, as of record in Book 3770, page 248, said Register's Office.

7. Slope easement as set out in instrument of record in Book 4118, page 286, said Register's Office.

8. Easement for ingress and egress granted to Nathan C. Burnett by instrument of record in Book 6155, page 567, said Register's Office.

9. Easement for water mains and appurtenances granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 4311, page 683, said Register's Office.

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

12500.00- CANT.
32.50 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 45.00-
3796A03/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 3 6 8 9

IDENTIFICATION REFERENCE

MAR 17 3 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228094