Address New Owner:
Charlotte Properties
1727 Church Street
Nashville, TN

Send Tax Bills to:
Same

Map-Parcel Numbers
Map 94-10
Parcel 56

This instrument prepared by: Boult, Cummings, Conners & Berry (SLW)
P. O. Box 198062, Nashville, Tennessee 37219

BANKRUPTCY TRUSTEE'S DEED

BOOK 6805 PAGE 771

WHEREAS, upon the filing of a voluntary petition for bankruptcy on September 22, 1983, in the United States District Court for the Middle District of Tennessee, same being bankruptcy No. 383-02498, AAA Electric, Inc., did, by act of law, convey all right, title and interest in and to the following described real property to the Trustee in Bankruptcy; and

WHEREAS, by notice dated September 4, 1985, the said Trustee in Bankruptcy, John C. McLemore, gave notice that the property would be sold free and clear of all liens, unless an objection and application for hearing was filed with the Court within twenty (20) days of the date of notice, and no such objection and application for hearing having been filed; and,

WHEREAS, on March 12th, 1986, pursuant to the power and authority granted to the said John C. McLemore, Trustee in Bankruptcy, the following described real property was sold to Charlotte Properties, a Tennessee general partnership for $25,000.00;

NOW, THEREFORE, for and in consideration of $25,000.00 cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, John C. McLemore, Trustee in Bankruptcy, do hereby bargain and sell, and by these presents transfer and convey unto Charlotte Properties, its successors and assigns, the following described real property, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

The undersigned, John C. McLemore, does hereby transfer and convey in his capacity as Trustee in Bankruptcy and no further or otherwise all the right, title, interest and estate held by the said AAA Electric, Inc., in and to the above-described real property on the date of their filing a voluntary petition for bankruptcy in the United States District Court for the Middle District of Tennessee.

TO HAVE AND TO HOLD subject real property with the appurtenances estate, title and interest thereto belonging to the said Charlotte

Properties, its successors and assigns forever, free and clear of all liens, but subject to 1986 real estate taxes, which have been prorated of even date herewith.

WITNESS my hand this 12th day of March, 1986.

John C. McLemore
Trustee in Bankrutpcy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, John C. McLemore, Trustee in Bankruptcy, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument in the capacity and for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 12th day of March, 1986.

Steven L. West
Notary Public

My Commission Expires: 10/1/86

STEVEN L. WEST NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 12,500.00.

Affiant

Subscribed and sworn to before me this 12th day of March, 1986.

Steven L. West
Notary Public

My Commission Expires: 10/1/86

STEVEN L. WEST NOTARY PUBLIC AT LARGE

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.

83690

IDENTIF. REFERENCE

MAR 17 3 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6805 PAGE 775

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- CONT.	
			32.50 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 45.00-	
			3797A03/17/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 3 6 9 0

IDENTIFICATION REFERENCE

MAR 17 3 16 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 228095