Bat 31

This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

BOOK 6818 PAGE 240

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
SMW Partnership c/o James W. Stewart 2100 West End, Suite 850 Nashville, TN 37203	Same	Map 68-0-73 Map 68-0-34 Map 68-0-49 Map 68-0-48 Map 68-0-47 Map 68-0-33 Map 68-0-74

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, JAMES W. STEWART, TRUSTEE, the Grantor herein, has bargained and by these presents does transfer and convey unto SMW PARTNERSHIP, a Tennessee General Partnership composed of TENNLITE, INC., a Tennessee corporation, T. BENSON MCKINNON, JAMES D. WRIGHT and ROBERT W. WRIGHT, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See attached Exhibit A included herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as to those matters set forth in Exhibit B hereto attached. Taxes for 1986 are to be prorated as of the date of this deed. Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS my hand this 26 day of March, 1986.

James W. Stewart
JAMES W. STEWART, TRUSTEE

8792

IDENTIFICATION REFERENCE

APR 1 2 30 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

8548

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lois S. Cummings, a Notary Public of said county, James W. Stewart, Trustee, the within named 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, at office, this 26 day of March, 1986.

Lois S. Cummings
NOTARY PUBLIC

My Commission Expires:

4-19-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $135,000. This is equal to or greater than the property would bring at a fair and voluntary sale.

Anna W. Clement

Sworn to and subscribed before me
this 26 day of March, 1986.

Lois S. Cummings
NOTARY PUBLIC

My Commission Expires:

4-19-87

WHB/fjg

EXHIBIT A

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT I:

Beginning at an iron pin corner in the south right of way of Tennessee State Highway 12 where said highway intersects a gravel road, said pin being the most northwesterly corner of this tract, and continuing as follows: south 60 deg. 0' west 128.99 feet to a point in the center of gravel road opposite a fence; thence south 1 deg. 28' east 679.38 feet to an iron pin in the north right of way of the Tennessee Central Railroad; thence south 67 deg. 33' east 1423.99 feet to a post; thence north 7 deg. 20' east 724.15 feet to a post; thence south 84 deg. 16' east 216.99 feet to a post; thence north 2 deg. 45' east 558.02 feet to an iron pin in the south right of way of Tennessee State Highway 12; thence with said right of way and a curve to the left with a radius of 2864.79 feet a distance of 544.2 feet to a point; thence south 89 deg. 13' west 1006.72 feet to the point of beginning.

TRACT II:

Beginning at an iron pin, said pin being the most northwesterly corner of this tract and continuing as follows: south 7 deg. 10' west 1885.0 feet to a point in the Cumberland River; thence upstream in said river as follows: south 53 deg. 50' east 566.0 feet, south 60 deg. 46' east 608.57 feet, south 51 deg. 40' east 742.5 feet, south 45 deg. 10' east 1331.05 feet to a point in said river being the most southeasterly corner of this tract; thence north 7 deg. 20' east 2995.31 feet to a point in the south right of way of the Tennessee Central Railroad; thence with said right of way as follows: north 67 deg. 33' west 1876.37 feet, north 68 deg. 22' west 98.58 feet, north 69 deg. 47' west 98.26 feet, north 72 deg. 10' west 97.37 feet, north 75 deg. 34' west 97.19 feet, north 78 deg. 32' west 97.72 feet, north 80 deg. 41' west 98.60 feet, north 81 deg. 35' west 367.17 feet to the point of beginning, containing in both tracts, exclusive of railroad right of way 188.39 acres, more or less, as per survey by Jack L. Head and Associates, dated August 15, 1973.

Being the same property conveyed to James W. Stewart, Trustee, by deed from Third National Bank in Nashville of record in Book 6548, page 858, said Register's Office.

INCLUDED in the above description, but specifically EXCLUDED from this conveyance is a tract containing 32.40 acres, more or less, being a tract of land in the Second Civil District of said County, located between the Cumberland River and Old Hydes Ferry Pike and/or Illinois Central Gulf Railroad, and being more particularly described as follows:

Beginning at a point on the common boundary between W. L. Hailey and Company, Inc. of record in Book 4822, page 87, Register's Office for Davidson County, Tennessee, and Sidney T. Wright, et ux, of record in Book 4742, page 977, Register's Office for Davidson County, Tennessee, said point being S 7 deg. 14' W 849.8 feet from the northerly corner of said properties; thence, leaving said boundary with a severance line across said Wright's property S 81 deg. 35' E 1100.00 feet to a point; thence a right angles S 8 deg. 25' W passing a witness monument at 1500.00 feet, in all a total distance of 1590.00 feet to a point in the Cumberland River; thence downstream with said river 1227 feet, more or less, to said boundary; thence, leaving said River N 7 deg. 14' E passing a witness monument at 80 feet, more or less, in all a total distance of 1005.91 feet to the point of beginning.

EXHIBIT B

1. 1986 Real Property Taxes, a lien not yet due and payable, which are assumed by Grantee.

2. Flowage Easement to USA of record in Book 2155, page 311, Register's Office for Davidson County, Tennessee.

3. Land within the bounds of the high and low water mark of the Cumberland River.

4. Easement for railroad spur tracks.

5. Right of Parties in Possession.

6. Unrecorded easements, if any, on, above or below the surface; and any discrepancies or conflicts in boundary lines or shortage in area or encroachments, which a correct survey or an inspection of the premises would disclose.

WHB/fjg

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6818 PAGE 244

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

135000 CO- CAMT
351.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 363.50-
8642A04/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 7 7 9 2

IDENTIFT REFERENCE

APR 1 2 30 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 232832