PREPARED BY:
Approved as to Form

William C. Beasley
Attorney
Seaboard System Railroad

Map 106-5-117.1
106-9-117.1

Address New Owner as Follows:

FIV Partners
(NAME)

317 Hill Avenue
(Address)

Nashville, TN 37210
(City) (State) (Zip Code)

Send Tax Bills To:

FIV PARTNERS
(NAME)

317 Hill Avenue
(Address)

Nashville, TN 37210
(City) (State) (Zip Code)

BOOK 6845 PAGE 295

THIS DEED, made this 30th day of April, 1986, between SEABOARD SYSTEM RAILROAD, INC., a Virginia corporation, hereinafter called "Grantor," and FIV PARTNERS, whose mailing address is Suite 375, 222 Third Avenue, North, Nashville, Tennessee 37201, hereinafter called "Grantee."

(Wherever used herein, the terms "Grantor" and "Grantee" shall be construed in the singular or plural as the context may require or admit and shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($185,000.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain, sell and convey unto the Grantee that certain tract or parcel of land situate, lying and being at Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Being a parcel of land located in the First Civil District, Nashville, Davidson County, Tennessee, lying southwest of Hackworth Street and Kilvington Boulevard intersection, more particularly described as follows: Beginning at a concrete monument located on the westerly margin of Hackworth Street and being 10.00 feet north of the centerline of lead track to Western Electric Plant; thence leaving said margin with a line 10 feet north of and parallel to said lead track, N 83°15' W, 527.40 feet to a point; thence leaving the northerly margin of said tracks, N 04°33' W, 66.28 feet to an iron pin located in the southeast corner of Ferro Corporation property as of record in Book 5697, Page 297, R.O.D.C.; thence along the easterly line of said Ferro Corporation property, N 03°24' W, 160.00 feet to an iron pin; thence N 37°24' E, 103.65 feet to a point; thence along Ferro Corporation's southerly property line, S 86°32' E, 65.72 feet to an iron pin; thence S 81°52' E, 380.02 feet to a concrete monument in the westerly margin of Hackworth Street; thence with a curve to the right, said curve having a central angle of 42°42', a radius of 25.00 feet, a chord of S 60°31' E, 18.20 feet, for a curve length of 18.63 feet to a point; thence with a curve to the right, said curve having a central angle of 45°51', a radius of 175.00 feet, a chord of S 16°14' E, 136.33 feet, for a curve length of 140.04 feet to a concrete monument; thence along said margin S 06°41' W, 173.77 feet to the point of beginning, containing 3.84 acres, more or less, being part of the same property conveyed to Louisville and Nashville Railroad Company by deed from Ferro Corporation of record in Book 4862, page 659, said Register's Office. By merger of record in Book 5992, page 495, property is now vested in Seaboard System Railroad, Inc, as the surviving corporation.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD the said premises unto Grantee in fee simple forever; SUBJECT, However, to reservations, conditions, restrictions and easements of record or apparent from an inspection of the premises, including, but not limited to, the existence of power lines crossing the easterly portion of the property.

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Except as to the matters referred to in the preceding paragraphs, the Grantor hereby binds itself that the premises are free from encumbrances, that it is seized of said premises in fee and that it will fully warrant and forever defend all and singular said premises unto Grantee against Grantor and all other persons lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name, this the day and year first above written.

Signed, sealed and delivered in the presence of:

Betty D. Jones

Joyce F. Preslar

SEABOARD SYSTEM RAILROAD, INC.

By _____
Executive Vice President

Attest D.K. Taylor
Assistant Secretary

STATE OF ~~TENNESSEE~~ FLORIDA)
)
COUNTY OF DUVAL)

The actual consideration for this transfer or value of property, whichever is greater, is $185,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Subscribed and sworn before me this the 30th day of April, 1986.

James L. Kuslier
Affiant

My commission expires: NOTARY PUBLIC, STATE OF FLORIDA My commission expires Sept. 25, 1987 ~~Bonded Thru Patterson-Becht Agency~~

Amelia C. Goodell
Notary Public

96887

IDENTIFICATION REFERENCE

MAY 1 2 12 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

TENNESSEE FORM (C)

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

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Before me, Angelia C. Goodell, a Notary Public of the State and County aforesaid, personally appeared W. E. Alexander, Jr. and D. K. Taylor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Executive Vice President and Assistant Secretary of Seaboard System Railroad, Inc., the within named bargainor, a Virginia corporation, and that they as such Executive Vice President and Assistant Secretary executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said W. E. Alexander, Jr. as Executive Vice President and attesting the same by the said D. K. Taylor as Assistant Secretary.

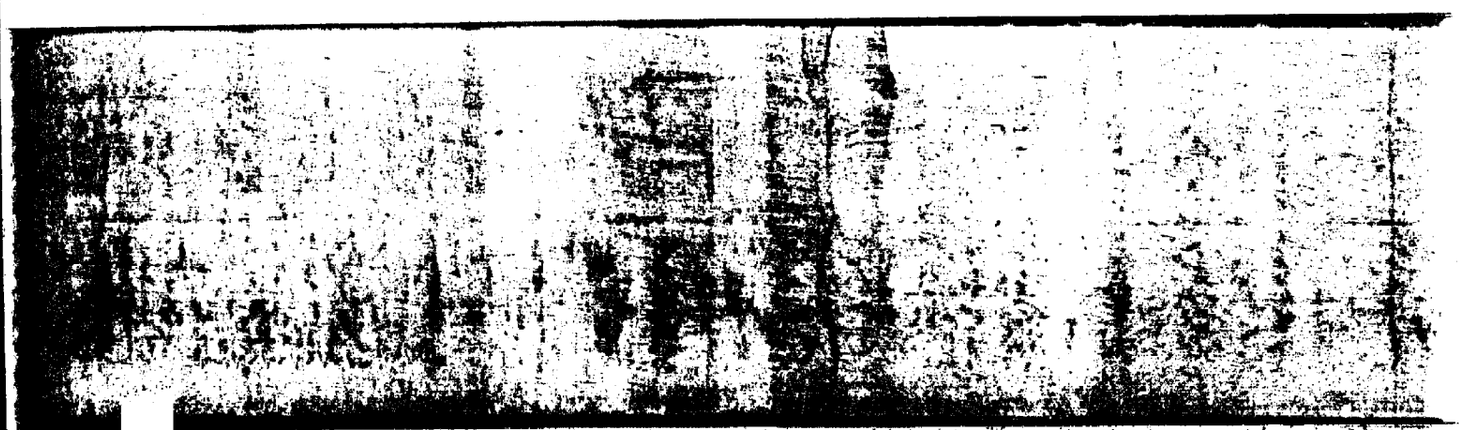
Witness my hand and seal at office in Jacksonville, Duval County, Florida, this 30th day of April, 19 86.

Angelia C. Goodell
Notary Public

ANGELIA C GOODELL NOTARY PUBLIC STATE OF FLORIDA

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Sept. 15, 1987
Bonded Thru Patterson-Recht Agency



F-27535
62851

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

185000.00- CAMT.
481.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 490.50-
942|A05/01/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96887

IDENTIFICATION REFERENCE

MAY 1 2 12 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243361