This document was prepared
by _____,
Seaboard System Railroad, Inc.
500 Water Street
Jacksonville, FL 32202

APPROVED AS TO FORM SBD LAW DEPT.

BOOK 6869 PAGE 179

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL #
Sandford Development Company, Inc.	Same	Map 118-12 Par 31,32, 33,34,35,36,37,38
5409 Franklin Rd.		Map 118-8 Par 204,
Nashville, TN 37220		205,239

THIS DEED made this 22nd day of May, 1986, between HOUSTON-McCORD REALTY COMPANY, a Tennessee corporation, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, and SEABOARD SYSTEM RAILROAD, INC., a Virginia corporation, hereinafter called "Grantor"; SANDFORD DEVELOPMENT CO.,INC. whose mailing address is 5409 Franklin Road, Nashville, TN 37220, hereinafter called "Grantee"; and UNITED STATES TRUST COMPANY OF NEW YORK, Trustee, under the First and Refunding Mortgage dated August 1, 1921, made by the former Louisville and Nashville Railroad Company, to which the Seaboard System Railroad, Inc. is successor by merger, hereinafter called "Trustee."

(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 corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Two Hundred One Thousand Twenty-four Dollars($ 201,024.00), 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 those certain tracts or parcels of land situate, lying and being in the First Civil District, Nashville, County of Davidson, State of Tennessee, located at Cruzen Street and Winford Avenue, and being more particularly described as follows:

Tract 1

That portion of Lots 159 through 168 of Edenwold Park of Belle Forest Land Co.'s Subdivision of Nashville, Tennessee situated between the east line of Alley No. 1838 (unimproved) and the west right of way line of Cruzen Street, to wit:

Beginning at an iron pin in the westerly margin of Cruzen Street at said margin's intersection with the southerly margin of the Seaboard System Railroad, which serves Shoney's; thence with westerly margin of Cruzen Street, South 0° 37' 40" West, 256.25 feet to an iron pin; thence with a curve to the right having a central angle of 70° 31' 44" and a radius of 225.00 feet for a distance of 276.97 feet to an iron pin at an alley; thence leaving said margin of Cruzen Street, with the easterly margin of said alley, North 0° 37' 40" East, 363.10 feet to an iron pin in the southerly margin of said Seaboard System Railroad; thence in an easterly direction, with railroad margin and a curve to the left having a radius of 384.27 feet and a central angle of 27° 35' 26" for a distance of 185.04 feet to the point of beginning, containing 52,387 square feet or 1.20 acre, more or less.

Tract 2

All of Lots 176 through 181, and that portion of Lot 175 of Edenwold Park of Belle Forest Land Co.'s Subdivision of Nashville, Tennessee, situated between a line 25 feet south of and concentric with the centerline of the Seaboard System Railroad track serving Shoney's, the north line of Lot 176 and the west line of Alley No. 1838 (unimproved), that part of Lot 182, situated north of the northerly right of way line of Cruzen Street, to wit:

Beginning at an iron pin at the intersection of the northerly margin of Cruzen Street and the easterly margin of Winford Avenue, said point being the southwesterly most corner of the herein described tract; thence with said easterly margin of Winford Avenue, North 00° 37' 40" East, 349.81 feet to an iron pin in the southerly margin of Seaboard System Railroad, which serves Shoney's; thence with said southerly margin of said Seaboard System Railroad, South 89° 20' 13" East, 25.44 feet to an iron pin; thence continuing with said southerly margin of the Seaboard System Railroad with a curve to the left, 126.84 feet to an iron pin, the westerly margin of a 15-foot wide alley (Alley No. 1838), said curve having a central angle of 18° 54' 45", a radius of 384.27 feet, a tangent of 64.00 feet, and a chord of North 81° 11' 45" East, 126.27 feet; thence with said westerly margin of Alley No. 1838, South 00° 37' 40" West, 362.34 feet to an iron pin in the northerly margin of Cruzen Street; thence with said northerly margin of Cruzen Street with a curve to the right, 60.74 feet to an iron pin, said curve having a central angle of 15° 27' 58", a radius of 225.00 feet, a tangent of 30.55 feet and a chord of South 82° 53' 41" West, 60.55 feet; thence continuing with said northerly margin of Cruzen Street, North 89° 22' 20" West, 90.00 feet to the point of beginning, containing 53,156 square feet, or 1.22 acres, more or less.

The foregoing being all or a part of the same premises acquired by Houston-McCord Realty Company by deed dated July 11, 1913, recorded in Book 436, Page 546; by deed dated Febuary 1, 1957, recorded in Book 2637, Page 411; and deed dated February 1, 1957, recorded in Book 2637, Page 417; acquired by Seaboard Coast Line Railroad Company through merger between Seaboard Coast Line Railroad Company and the Louisville and Nashville Railroad Company, of which Houston-McCord Realty Company is a subsidiary company, effective December 29, 1982, recorded in Book 5992, Page 495, and name of the surviving company changed to Seaboard System Railroad, Inc. by virtue of name change effective December 29, 1982, recorded in Book 5992, Page 498, all in the Office of the Register, Davidson County, Tennessee.

RESERVING, however, unto the Grantor, its successors and assigns, an easement lying and being that property between a line located 25 feet south of and concentric with the centerline of Seaboard System Railroad's track which serves Shoney's west of the west line of Cruzen Street and east of the following described line as shown on print of survey by Barge, Waggoner, Sumner and Connon, of a portion of Thompson and Rings' revised and corrected plan of Edenwold Park Subdivision of record in Book 332, Page 29, dated September 9, 1985, last revised March 26, 1986, to wit:

Beginning at an iron pin set in the north line of Tract 1 hereinabove described 25 feet measured southwardly from and

along a radial line from the centerline of said Seaboard System Railroad track which serves Shoney's and a line South 89° 22' 20" East, 30 feet from the west line of Cruzen Street; thence South 0° 37' 40" West a distance of 267.98 feet to a stake; thence southwestwardly along a curve to the right, having a central angle of 70° 31' 44", a radius of 180.00 feet, a chord bearing of South 35° 53' 32" West, an arc distance of 221.57 feet to an iron pin in the northwest line of Cruzen Street in the south corner of Tract 1 hereinabove described, containing 10,472 square feet, or 0.24 acre, more or less.

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.

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.

ALSO CONVEYED hereby, by quitclaim only, is a tract of land known as Alley No. 1838 (unimproved) described as follows, to wit:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the northerly side of Cruzen Street, formerly Central Boulevard, being an alley as shown on the plan of Thompson and Rings revised and corrected plan of Edenwold Park Subdivision as of record in Book 332, Page 29, Office of the Register, Davidson County, Tennessee, and being more particularly described as follows: Beginning at an iron pin at the intersection of the westerly margin of Alley No. 1838, and the northerly margin of Cruzen Street, said point being easterly 150.74 feet from the easterly margin of Winford Avenue; thence leaving said northerly margin of Cruzen Street with the westerly margin of said alley North 00° 37' 40" East, 362.34 feet to an iron pin in the southerly margin of the Seaboard System Railroad; thence with said southerly margin with a curve to the left, 15.97 feet to an iron pin, said curve having a central angle of 02° 22' 53", a radius of 384.26 feet, a tangent of 7.99 feet and a chord of North 70° 32' 56" East, 15.97 feet; thence leaving said southerly margin with the easterly margin of Alley No. 1838, South 00° 37' 40" West, 363.10 feet to an iron pin in the northerly margin of Cruzen Street; thence with said northerly margin with a curve to the right 15.73 feet to the point of beginning, said curve having a central angle of 04° 00' 19", a radius of 225.00 feet, a tangent of 7.87 feet and a chord of South 73° 09' 33" West, 15.73 feet, containing 5,441 square feet or 0.12 acre, more or less.

Of the premises herein conveyed containing 110,984 square feet or 2.54 acres, more or less, an easement was reserved over 10,472 square feet, or 0.24 acre, more or less. Houston-McCord Realty Company has title to 75,429 square feet, or 1.73 acres, more or less, valued at $150,858.00 and Seaboard System

Railroad, Inc. has title to 25,083 square feet, or 0.58 acre, more or less, valued at $50,166.00.

TO HAVE AND TO HOLD all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, together with all and singular the appurtenances thereto belonging or in anywise appertaining, to the proper use, benefit and behoof of Grantee forever.

The recitals of fact made hereinabove are to be taken only as recitals made by Grantor and not by Trustee.

The property hereinabove conveyed is subject to the lien of the First and Refunding Mortgage made by the former Louisville and Nashville Railroad Company, dated as of August 1, 1921, as supplemented and modified, under which mortgage United States Trust Company of New York is Trustee, and Trustee joins herein for the purpose of releasing and does hereby release the property hereinabove conveyed from the lien of said mortgage pursuant to the provisions of Section 1 of Article Ten thereof.

IN WITNESS WHEREOF, the Grantor and Trustee have hereunto subscribed their names, this the day and year first above written.

Signed, sealed and delivered in the presence of:

Betty D. Jones

Joyce F. Presler

HOUSTON-McCORD REALTY COMPANY

By _____ President

Attest _____ Assistant Secretary

Signed, sealed and delivered in the presence of:

Betty D. Jones

Joyce F. Presler

SEABOARD SYSTEM RAILROAD, INC.

By _____ Executive Vice President

Attest _____ Assistant Secretary

Signed, sealed and delivered in the presence of:

Robert E. Patterson

Carmen Diego

UNITED STATES TRUST COMPANY OF NEW YORK, as Corporate Trustee as aforesaid:

By _____ Asst Vice President

Attest _____ Assistant Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of value of property (whichever is greater is $201,024.00. This is equal to or greater than the property would being at a fair and voluntary sale.

Sandhurst Dev. Co., Inc.
By James A. Lentz, Jr.
Affiant

Sworn to and subscribed this

28th day of May, 1986.

Notary Public

My commission expires:

4-14-88

(Notarial Seal)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

TENNESSEE FORM (C) BOOK 6869 PAGE 184

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

Before me, Angelia C. Goodell, a Notary Public of the State and County aforesaid, personally appeared W. E. Alexander, Jr. and D. J. Kidd 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 President and Assistant Secretary of Houston-McCord Realty Company, the within named bargainor, a Tennessee corporation, and that they as such 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 President and attesting the same by the said D. J. Kidd as Assistant Secretary.

Witness my hand and seal at office in Jacksonville, Duval County, Florida, this 22nd day of May, 19 86.

Angelia C Goodell
Notary Public

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Sept. 15, 1987
Bonded Thru Patterson-Becht Agency

TENNESSEE FORM (C) BOOK 6869 PAGE 185

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

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 22nd day of May, 1986.

Angelia C. Goodell
Notary Public

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Sept. 15, 1987
Bonded Thru Patterson-Becht Agency

U.S. TRUST COMPANY OF NEW YORK FORM

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

BOOK 6869 PAGE 186

Personally appeared before me, MASON E. SNYDER., a Notary Public of the State and County aforesaid, JAMES E. LOGAN and Bill Eising with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Assistant Vice President and Assistant Secretary, respectively, of the United States Trust Company of New York, a corporation, the within-named Trustee of the aforesaid mortgage, and that they as such Assistant Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation thereto by James E. Logan, as its Assistant Vice President and attesting the same by Bill Eising, as its Assistant Secretary, and affixing the corporate seal thereto.

Witness my hand and seal at office in NEW YORK, this 27th day of MAY, 1986.

My commission expires _____.

Mason E. Snyder
Notary Public

MASON E. SNYDER
NOTARY PUBLIC, State of New York
No. 31-4822503
Qualified in New York County
Commission Expires Oct. 31, 1988

(Notarial Seal)

MAY 28 2 23 PM '86
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

04823

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6869 PAGE 187

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
			201[illegible]24.00- CAMT.	
			52[illegible].50 CSTAX	
			.50 PRFEE	
			24.00 WDEED	
			[illegible]CK 547.10-	
			0[illegible]05/20/86 SAL .[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 8 2 3

IDENTIFI REFERENCE

MAY 28 2 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 252555