kab713:09/18/86

BOOK 6998 PAGE 445

FROM: Hambleton Hill Industries, Inc.
TO: Bordeaux Warehouse Associates

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Bordeaux Warehouse Associates
c/o 1501 County Hospital Road
Nashville, Tennessee

Send Tax Bills to: Map-Parcel No.
1018 2nd Ave So 80-39
Nashville Tenn 37206

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,455,540.00.

Van E Hall
Affiant

Subscribed and sworn to before me, this the 1st day of OCTOBER, 1986.

Notary Public

My Comm. Expires: 4-17-88

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Hambleton Hill Industries, Inc., hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Bordeaux Warehouse Associates, herein called "GRANTEE", its successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit B, attached hereto and incorporated herein.

This is improved property known as 1501 County Hospital Road, Nashville, Tennessee.

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, and GRANTOR does covenant with the said GRANTEE that it 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 set forth in Exhibit B; and GRANTOR does further covenant and bind itself, its successors, assigns, and representatives, 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the undersigned has executed this Deed on behalf of Hambleton Hill Industries, Inc. this 1st day of October, 1986.

HAMBLETON HILL INDUSTRIES, INC.

BY: Van E Hill

TITLE: Pres.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Van E. Hill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of Hambleton Hill Industries, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville Tennessee, this the 1st day of October, 1986.

NOTARY PUBLIC

My Commission Expires: 4-17-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"

TRACT I: A tract of land in the 13th Civil District of Davidson County, Tennessee, described according to a survey by Barge, Waggoner & Sumner, Engineers, dated August 30, 1966, as follows:

BEGINNING at a point at the intersection of the north right-of-way of County Hospital Road and the east right-of-way of the Tennessee Central Railroad; thence north 48° 59' west 1632.62 feet along said east right-of-way of Tennessee Central Railroad to a point; thence north 50° 48' east 848.06 feet following an old fence line, said line being the common boundary with property owned by Georgia Mai Richards (Book 3463, page 525, Register's Office for said County) to a point; thence south 53° 30' east 896.39 feet; thence south 36° 29' west 849.05 feet to a point; thence south 48° 59' east 523.26 feet to a point in the north right-of-way of County Hospital Road; thence south 36° 30' west 60.19 feet to the point of beginning.

TRACT II: A tract of land in the 13th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northeasterly boundary of a tract of land conveyed to Genesco Retirement Trust (Book 4055, page 238) which point lies north 48° 59' west 329.56 feet from the boundary intersection with County Hospital Road and north 36° 30' east 60.0 feet from the Tennessee Central Railway right-of-way; thence north 36° 30' east 120.48 feet to a point; thence north 53° 30' west 193.0 feet to a point which lies in the southeasterly boundary of the Genesco Retirement Trust tract; thence south 36° 30' west 105.20 feet to a point, which boundary is coincident with the southeasterly boundary of the Genesco Retirement Trust Tract No. 1; thence south 48° 59' east 193.70 feet to the point of beginning, which boundary is coincident with the northeasterly boundary of the Genesco Retirement Trust Tract No. 1.

Being the same property conveyed to Hambleton Hill Industries, Inc. by deed from Haywood Male, Inc. of record in Book 6644, page 354, Register's Office for Davidson County.

CONT'D NEXT PAGE

EXHIBIT B

1. Taxes for 1986 and subsequent years.

2. Deed of Trust in favor of Security Federal Savings and Loan Association of record in Book 6676, page 914, Register's Office for Davidson County, Tennessee.

3. Lease Agreement between Hambleton Hill Industries, Inc. and Haywood Male, Inc. dated August 29, 1985.

4. Landlord Subordination Agreement executed by Hambleton Hill Industries, Inc. in favor of Citicorp Industrial Credit, Inc. of record in Book 6649, page 770, said Register's Office.

48951

IDENTIFICATION REFERENCE

OCT 2 4 09 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 6994 Page 448-A

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

Co. 1.45 5. 2.40.00

4075.40 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 4087.90-
9707A10/02/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48951

IDENTIFICATION REFERENCE

Oct 2 4 00 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 302343