kab766:11/06/86

BOOK 7038 PAGE 13

FROM: WASHINGTON MANUFACTURING COMPANY
TO: C.S., LTD., a Tennessee a Tennessee general partnership

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

Address New Owner as follows:	Mortgagee:	Map-Parcel No.
C.S., LTD. c/o 1010 South Seventh St. Nashville, Tennessee	Third National Bank Fourth Avenue, North Nashville, Tennessee	93-9-320 93-10-17 93-10-46 93-10-18 93-10-49 93-10-50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

Van E Hill
Affiant

Subscribed and sworn to before me, this the 6 day of November, 1986.

Robert M. Buchanan
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, Washington Manufacturing Company, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto C.S., LTD., a Tennessee general partnership, herein called "GRANTEE", its successors and assigns, certain tracts or parcels 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.

This is improved property known as Cummins Station.

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 on Exhibit B attached hereto; and 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. 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.

WITNESS its hand this 6th day of November, 1986.

WASHINGTON MANUFACTURING COMPANY

BY: Van E Hill

TITLE: President

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 him to be President of Washington Manufacturing Company, 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 him as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 6th day of November, 1986.

Robert M Reechmann Jr
NOTARY PUBLIC

My Commission Expires: 4-17-88

EXHIBIT A

PROPERTY DESCRIPTION BOOK 7038 PAGE 15

TRACT I

Being a tract of land located in the first civil district of Metropolitan Nashville and Davidson County, Tennessee.as being morely particularly described as follows:

Being at a P.K. nail located in the westerly right of way margin of Tenth Avenue South where said right of way margin intersects the southerly right of way margin of Demonbreum Street; thence, following the westerly right of way margin of Tenth Street South and the face of the Cummins Station loading dock curb S 27 degrees, 8' 8" east the distance of 780 feet to an iron pin located in the westerly right of way margin of Palmer Place where it intersects the westerly margin of Tenth Avenue South; thence, following the westerly margin of Palmer Place S 41 degrees, 14' 39" east a distance of 160 feet to an iron pin; thence, S 48 degrees 26' 0" east the distance of 100 feet to an iron pin; thence S 65 degrees, 26' 18" east a distance of 33.8 feet to an iron pin; thence, S 82 degrees, 5' 41" east a distance of 63.96 feet to an iron pin; thence, leaving Palmer Place and following the westerly boundary of Dale Perry, Jr., and J. Grandstaff Property, S 7 degrees 53' 18" west a distance of 123.96 feet to a P.K. nail in the northerly right of way margin of Hay Street; thence, following the northerly right of way margin of Hay Street N 82 degrees 4' 0" west a distance of 75 feet to an iron pin located where the northerly margin of a ten foot alley intersects northerly right of way margin of Hays Street; thence, following the northerly margin of said alley N 49 degrees 21' 46" west a distance of 25.02 feet to an iron pin located in said alley margin where said alley becomes wider; thence, continuing with the aforementioned alley margin N 66 degrees 38' 18" west a distance of 30.76 feet to an iron pin located in said alley margin where it becomes 15 feet wide; thence, following the northerly margin of a fifteen foot alley N 49 degrees, 11' 35" west a distance of 79.79 feet to an iron pin; thence, following a curve to the right having a central angle of 7 degrees 22' 54" a radius of 1,165.89 feet for an arc distance of 150.21 feet to an iron pin; thence, following the southerly margin of a ten foot alley S 62 degrees 26' 28" west the distance of 15.47 feet to an iron pin located at the end of the ten foot alley and in the easterly boundary of the Louisville and Nashville Railroad property; thence, following said railroad boundary with a curve to the right having a central angle of 14 degrees 39' 10" a radius of 1,180.89 feet for a arc distance of 302 feet to an iron pin; thence, continuing with the easterly boundary of said railroad property and the face of the Cummins Station train loading dock N 26 degrees 58' 35" west a distance of 587.85 feet to an iron pin located in the southerly right of way margin of Demonbreun Street; thence, following said road margin N 62 degrees 47' 25" east a distance of 141.58 feet to the point of beginning.

Tract contains 156,823.5 square feet or 3.6 acres more or less.

Included in the above described tract is a ten foot alley easement or right of way as described in City Council Ordinance 0127 dated May, 24, 1906 and as of record in City Council Minute Book 11, page 582, County Clerks Office of Davidson County, Tennessee.

Being property conveyed to Merchants Warehouse Company, Inc., by deeds of record in Book 1018, page 509, Book 1255, page 472, and Book 4477, page 15, said Register's Office, the said Merchants Warehouse Company, Inc., a Tennessee corporation, having merged into Washington Manufacturing Company, a Tennessee corporation, by instrument of record in Book 6216, page 706, said Register's Office.

Being a tract of land being located in the first civil district of Metropolitan Nashville and Davidson County, Tennessee, as being more particularly described as follows:

Beginning at an iron pin located in the easterly right of way margin of Tenth Avenue South where said right of way margin intersects the northerly right of way margin of Clark Place; thence, folowing the easterly right of way margin of Tenth Avenue South N 27 degrees 10' 26" west a distance of 130 feet to a P.K. nail; thence, leaving the margin of Tenth Avenue South N 62 degrees 54' 11" east a distance of 171.15 feet to a P.K. nail located in the westerly margin of Metro Alley #116; thence, following the westerly right of way margin of Metro Alley #116 S 26 degrees 15' 43" east a distance of 130 feet to a P.K. nail located in the northerly margin of Clark Place; thence, followng said margin of Clark Place S 62 degrees 53' 54" west a distance of 169.08 feet to the point of beginning.

The tract contains 22,113.5 square feet or 0.51 acres more or less.

Reference is made to the survey of the property dated September 12, 1982, prepared by American Surveying and Engineering Company, 3315 Jansing Drive, Nashville, Tennessee, job #83-21.

Being the same property conveyed to Merchants Warehouse Company, Inc., a Tennessee corporation, by deed of record in Book 1217, page 239, said Register's Office, the said Merchants Warehouse Company, Inc., a Tennessee corporation, having merged into Washington Manufacturing Company, a Tennessee corporation, by instrument of record in Book 6216, page 706, said Register's Office.

62474

IDENTIFICATION REFERENCE

Nov 12 12 53 PM '86

FEE $ 2 WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 7038 PAGE 17

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

3,100,000.00 cons.
8680.00 CSTAX
.50 PRFEE
12.00 WDFEE
CHECK 8692.50-
SHEAR 12/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

62474

IDENTIFICATION REFERENCE

Nov 12 12 53 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 11109