file 6 549

FROM: Washington Manufacturing Company, as successor in interest by merger to Industrial Realty Co., Inc., a Tennessee corporation

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

TO: A. Harrison Johnson, Jr., Trustee

BOOK 7051 PAGE 979

Address New Owner as follows: Mortgagee: None
A. Harrison Johnson, Jr., Trustee
30th Floor
Life and Casualty Tower
Nashville, Tennessee

Map-Parcel No.
82-14-64
82-14-65

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,020,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of November, 1986.

Notary Public

My Comm. Expires: 1-10-89

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 as successor in interest by merger to Industrial Realty Co., Inc., a Tennessee corporation, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto A. Harrison Johnson, Jr., Trustee, with the full power to sell, assign, convey, transfer, mortgage, lease, or otherwise deal with the property described below without consent of any beneficiary, herein called "GRANTEE", its successors, heirs, 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.

This is improved property known as Wayne Complex.

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, heirs, 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, 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 26th day of November, 1986.

WASINGTON MANUFACTURING COMPANY

BY: _____

ITS: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for said county and state, personally appeared Stan Marshall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Senior Vice President of Washington Manufact'ng Company, the within named bargainor, a corporation, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

WITNESS my hand and seal this 26th day of November, 1986.

_____
Notary Public

My Commission Expires: 1-10-89

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract of land in the First Civil District of Metropolitan Nashville, and Davidson County, said tract of land being located in the northwesterly corner of the intersection of North First Street and Main Street (Victory Memorial Bridge) and being more particularly described as follows:

Beginning at a point in the northwesterly return of the intersection of North First Street and Main Street:

Thence, with the northerly margin of Main Street South 57 deg. 39' 50" West, 156.53 feet to an existing iron pin;

Thence, continuing with said northerly margin South 58 deg. 01' 34" West, 30.44 feet to a mark on sidewalk;

Thence, North 27 deg. 23' 47" West 62.50 feet to a point;

Thence South 60 deg. 45' West, 200.00 feet to a point;

Thence, South 27 deg. 23' 47" East, 73.50 feet to a mark on sidewalk in the northerly margin of Main Street;

Thence, with said northerly margin South 57 deg. 32' 20" West, 35.31 feet to a point;

Thence, with the common boundary with Ashland Oil and Refining Company North 29 deg. 19' 12" West 101.04 feet to an iron pin, North 83 deg. 57' West, 16.50 feet to an iron pin, North 18 deg. 25' 40" West, 77.22 feet to a cap, North 15 deg. 52' 41" East, 161.12 feet to a fence post, North 34 deg. 25' 20" West, 378.99 feet to a fence post in the common boundary of the Salvation Army property;

Thence with said common boundary North 60 deg. 35' 23" East, 380.01 feet to an iron pin in the westerly margin of North First Street;

Thence, with said westerly margin South 27 deg. 23' 39" East, 637.75 feet to an iron pin;

Thence, along a curve to the right having a radius of 19.00 feet and a central angle of 85 deg. 03' 39", a distance of 28.21 (chord--South 15 deg. 07' 26" West, 25.69 feet) to the point of beginning.

Containing 243,104 square feet or 5.58 acres, more or less.

Description of tract of land taken from a boundary survey by A & A Engineers, dated November 18, 1981, and verified by survey by Barge, Waggoner, Sumner and Cannon, dated March 26, 1984, as revised August 15, 1986 and last revised September 23, 1986.

Being property conveyed to Phillips & Buttorff Corporation by installment deed from Jamison Bedding, Inc., of record in Book 4106, page 128, said Register's Office, and being property conveyed to Industrial Realty Co., Inc., by deed of record in Book 3499, page 484, said Register's Office, the said Industrial Realty Co., Inc., a Tennessee corporation, having merged into Phillips & Buttorff Corporation, a Tennessee corporation, by instrument of record in Book 4583, page 546, Register's Office for Davidson County, Tennessee, and the said Phillips & Buttorff Corporation having merged into Washington Manufacturing Company, by instrument of record in Book 6998, page 401, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. Taxes for 1986:

   Field Book 19W-07225, Map 82-14, Parcel 65; and

   Field Book 19W-07220, Map 82-14, Parcel 64,

   a lien, but not yet due and payable.

2. Easement of record in Book 3926, page 76, Register's Office for Davidson County, Tennessee.

3. Sewer easement as set forth on the survey of A & A Engineers, Inc., Nashville, Tennessee dated November 18, 1981, and revised March 3, 1982, as shown on the Amendment of Deed of Trust of record in Book 5911, page 937, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE

67415

Nov 26 12 16 PM '86

FELIX A. WILSON REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7051 PAGE 983

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	1.020.000.00	2056.00 CSTAX	
			.50 [illegible]	
			12.00 MDEED	
			CHECK 2368.50	
07[illegible]		11/26/86 BAL	.0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67415

IDENTIFICATION REFERENCE

Nov 26 12 16 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No16553