FROM:

A. M. MANNING

TO:

MID TENN TRACTOR CO., INC.

For draftsman's use

PREPARED BY:

CHAMBERS WYCKOFF & KINNARD
First American Center, 12th Floor
Nashville, TN 37238-0109

BOOK 7089 PAGE 536

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee:	MAP-PARCEL NUMBERS
Mid Tenn Tractor Co., Inc. (NAME)	NONE (NAME)	Map 93-7
301 Crutcher Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 15
Nashville, TN 37213 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Field Book No. 17W-15570

(FOR REGISTER'S USE)

78481

IDENTIFICATION REFERENCE

Dec 31 1 29 PM '86

REGISTER DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$375,000.00 ----- Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF December 1986

Notary Public

MY COMMISSION EXPIRES: 11/13/89

(AFFIX SEAL)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Three Hundred Seventy-Five Thousand and No/100 Dollars ($375,000.00), cash in hand paid by the Grantee hereinafter named, the receipt and sufficiency of which is hereby acknowledged, I, A. M. MANNING (the "GRANTOR"), have bargained and sold, and by these presents do transfer and convey unto MID TENN TRACTOR CO., INC., a Tennessee corporation, its successors and assigns (the "GRANTEE"), a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> **LAND** in Davidson County, Tennessee, being Lot No. 1 and parts of Lots Nos. 2, 3 and 4, Block "D"; Lots Nos. 1, 2, 3, 4 and part of 5, Block "F"; Lots Nos. 1 and 2 and part of Lot No. 3, Block "H"; part of Lawton Street, east of South Third Street; part of an alley lying between said Lawton Street and Benedict Street and east of said Third Street; the easterly half of South Third Street between first alley north of Lawton Street and Benedict Street; the south part of the first alley south of Sylvan Avenue east of said South Third Street; and part of Benedict Street on the Plan of Woods' Subdivision of the Blood Estates, as of record in Book 161, page 82, Register's Office for said County, described according to a survey made by Hickerson-Miller, Engineers-Surveyors, May 12, 1959, as follows:
>
> **BEGINNING** at the intersection of the center line of Benedict Street and South Third Street; thence with the center of said Benedict Street, North 50° 06' East 361 feet, more or less, to the southwesterly right-of-way line of the proposed Interstate Highway; thence with the same, North 40° 55' West 433 feet and North 61° 45' West 251

feet, more or less, to the center of a 15-foot alley; thence with the same, South 65° 16' West 77 feet, more or less, to the intersection of the center of said alley and center of said South Third Street; thence with the center of said South Third Street, South 24° 15' East 713 feet, more or less, to the beginning.

BEING the same property conveyed to A. M. Manning by quitclaim deed from Robert M. Pearce and A. M. Manning, Partners, d/b/a BGE Terminals, dated June 24, 1977, and recorded August 12, 1977, in Book 5183, page 352, Register's Office for Davidson County, Tennessee.

This is improved property known as 721 South Third Street, Nashville, Tennessee 37213.

TO HAVE AND TO HOLD the said tract 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 he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except as follows:

1. Real property taxes for the year 1986, which have been paid by the Grantor.

2. Encroachments, overlaps, boundary line disputes, easements or claims of easements not shown by the public records, and any matters which would be disclosed by an accurate survey and inspection of the premises.

3. Applicable local government planning, building and zoning regulations.

4. Easement for sixty (60) inch sewer across premises shown as sewer No. 109-A on the plans in the Office of the City Engineer of the City of Nashville, as set forth in the deed of record in Book 2907, page 553, Register's Office for Davidson County, Tennessee.

5. Terms, conditions and provisions of Exceptions to Easement agreement between Dennis E. White and E. W. Manning and the Metropolitan Government of Nashville and Davidson County concerning said sixty (60) inch sewer easement, of record in Book 3885, page 736, Register's Office for Davidson County, Tennessee.

6. Lack of ingress to and egress from Interstate Highway 65 located along the east side of the premises.

7. Title to those portions of South Third Street, Lawton Street, an unnamed alley along the northerly line, and an unnamed alley running east of South Third Street south of Lawton Street which are included in the description of the premises. (The portion of Benedict Street included in the description of the premises was vacated and abandoned April 18, 1962, pursuant to Metro Council Ordinance No. 62-279.)

8. Rights of parties in possession pursuant to unrecorded leases and/or occupancy agreements by and between A. M. Manning as lessor and the following lessees/tenants: (1) The Lamar Corporation; (2) Billy D. Butler; (3) Film Transit, Inc.; and (4) Manning Motor Express, Inc.

AND GRANTOR does further covenant and bind himself, his heirs 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.

I, **E. MAI MANNING**, wife of A. M. MANNING, the GRANTOR herein, hereby join in this conveyance for the express purpose of conveying, releasing and relinquishing unto the hereinabove named GRANTEE any and all right, title and interest, marital or otherwise, which I may have in the hereinabove described property.

WITNESS our hands this 31 day of December, 1986.

A. M. MANNING

E. MAI MANNING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, A. M. MANNING and his wife, E. MAI MANNING, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 31st day of December, 1986.

NOTARY PUBLIC

My Commission Expires:

11/12/89

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

RECEIVED OF _____

FOR _____

BOOK 7089 PAGE 589

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

3250 .00- CO TX
1050.00 CO TX
.50 PRFEE
5.00 MIS F
CHECK 1060.50-1
12/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78481.

IDENTIFICATION REFERENCE

Dec 31 1 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29004