Box 37 (APC)

Address New Owner:	Map-Parcel Numbers:
Nashville Elevator Company, Inc. P.O. Box 413 Clarksville, Tennessee 37041	82-9-234 BOOK 7089 PAGE 861
Send Tax Bills To:	Address of Mortgagee:
Same	Reber F. Boult and W.H. Morrison, Jr., Trustees P. O. Box 198062 222 Third Avenue North Nashville, TN 37219
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Reber F. Boult and W.H. Morrison, Jr., Trustees, for the shareholders of London Properties, Inc. (the "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto Nashville Elevator Company, Inc., a Tennessee corporation, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Easements of the Tennessee Central Railway Company for spur tracks now existing along the easterly boundary of said property.

DAVIDSON COUNTY, TENNESSEE
Dec 31 2 10 PM '86
TWENTY-FIRST DISTRICT

7 8 5 4 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

Affiant

Subscribed and sworn to before me this 31st day of December, 1986.

Notary Public
My Commission Expires 11-12-90

2. Agreement of record in Book 343, page 361, Register's Office for Davidson County, Tennessee, between W.J. Miller and Louisville and Nashville Railroad Company concerning the location, maintenance and upkeep of railroad spur tracks adjacent to said premises.

3. Deed of Easement for alley purposes granted to City of Nashville, of record in Book 2443, page 411, Register's Office for Davidson County, Tennessee.

4. Lease Agreement dated October 17, 1967 between London Properties, Inc. as Lessor and Ozburn & Hessey, et. al., as Lessees, all right, title and interest of the Grantor in and to the same being assigned herewith.

This is improved property, known as 1324 Second Avenue North, 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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor 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 hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of December, 1986.

Reber F. Boult

W. H. Morrison, Jr.

Trustees for the shareholders
of London Properties, Inc.

STATE OF TENNESSEE

BOOK 7089 PAGE 863

COUNTY OF DAVIDSON

Personally appeared before me, Ann Peldo Cargile, a Notary Public in and for said County and State, the within named Reber F. Boult and W. H. Morrison, Jr., Trustees for the shareholders of London Properties, Inc., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of December, 1986.

Ann Peldo Cargile
Notary Public

My Commission Expires: 11-12-90

EXHIBIT A BOOK 7089 PAGE 864

Being a tract or parcel of land lying in Nashville, Davidson County, Tennessee, and containing Lot Nos. 41, 42, 43, 44, 53, 54, 55 and 56, on the Plan of Hugh W. McGavock's Addition to Nashville, as of record in Book 17, page 640, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at the intersection of the northeasterly right-of-way of Second Avenue North (formerly Market Street) and the northwesterly right-of-way of Monroe Street, said point being the southwesterly corner of Lot No. 41, on the Plan of Hugh W. McGavock's Addition to Nashville; thence continuing along said right-of-way of Second Avenue North, North 29 deg. 08' 09" West, 574.39 feet to the intersection of the northeasterly right-of-way of Second Avenue North and the southeasterly right-of-way of Taylor Street, said point being the most westerly corner of the herein described property; thence continuing along said right-of-way of Taylor Street, North 61 deg. 09' 37" East, 365.60 feet to the intersection of the southeasterly right-of-way of Taylor Street and the southwesterly right-of-way of First Avenue North (formerly Water Street); thence continuing along the southwesterly right-of-way of First Avenue North, South 29 deg. 08' 10" East, 572.96 feet to the northwesterly right-of-way of Monroe Street, said point being the southeasterly corner of Lot No. 56, on the Plan of Hugh W. McGavock's Addition to Nashville; thence continuing along said right-of-way of Monroe Street, South 60 deg. 56' 12" West, 365.60 feet to the point of beginning and containing 209735 square feet or 4.815 acres, more or less.

Being the same property conveyed to London Properties, Inc. by the following deeds, all of which are of record in the Register's Office for Davidson County, Tennessee:

Tennessee Central Railway Company, Book 3990, page 200; B. F. Keith, et ux., Book 2341, page 325; Hardy B. Booker, et ux., Book 2342, page 319; W. A. Fann, Jr., et ux., Book 2341, page 343; Paul Seeley, et ux., Book 2341, page 335; Leslie Wengler, et al., Book 2341, page 331; Elizabeth M. Meier, Book 2341, page 329; Phillip Klott, Book 2341, page 333; Solon Keith, et ux., Book 2341, page 339; E. S. Goldhill, et ux., Book 2699, page 116; Ruth W. Freeman, et al., Book 3157, page 56; G. W. Allen & Company, Book 2341, page 23; George F. Cranor, Trustee, et al., Book 3068, page 444; Bertha Holt Rodgers, Book 3889, page 556; Charles Nelson, et al., Book 3613, page 366; Alberta Hosrich, et al., Book 2812, page 383; Don Davis, et al., Book 3031, page 509; Harvey Gross, et ux., Book 2488, page 559.

Being the same property conveyed to Reber F. Boult and W. H. Morrison, Jr., Trustees for the shareholders of London Properties, Inc. by London Properties, Inc., Book 7089, page 857, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7089 PAGE 865

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
		1,300,000.00 Conv.		
			3640.00 CSTAX	
			.50 PRFEE	
			12.00 WDTX	
			CHECK 3652.50	
			0090 12/31/86 DAL .??	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78542

IDENTIFICATION REFERENCE

Dec 31 2 10 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29065