THIS INSTRUMENT PREPARED BY:
JOHN L. VAN CLEAVE
18th Floor, First American Center
Nashville, Tennessee 37238

WARRANTY DEED BOOK 7090 PAGE 916

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROLLINS PROPERTIES, INC. P. O. Box 1791 One Rollins Plaza Wilmington, Delaware 19899	SAME	Map: 93-12 Pars.: 16.01, 18,19,20,21, 22,23 & 121

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,515,000.00

Affiant

SUBSCRIBED AND SWORN to before me this 12 day of May, 1986.

Notary Public

My Commission Expires:

March 8, 1989

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Valley Enterprises, a Tennessee general partnership composed of G. William Coble and Neely Coble, Jr. (as to Tract 1); G. William Coble and Neely Coble, Jr., d/b/a Valley Enterprises (as to Tract 2); G. William Coble and Neely B. Coble, Jr., d/b/a Valley Enterprises (as to Tract 3); and G. W. Coble and Neely Coble, Jr., d/b/a Valley Enterprises (as to Tract 4) hereinafter "GRANTORS," have this day bargained and sold and do hereby transfer and convey unto ROLLINS PROPERTIES, INC., a Delaware corporation, hereinafter GRANTEE," its successors and assigns, that certain real estate in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and incorporated herein by reference. This conveyance is made subject to those restrictions and encumbrances shown on Exhibit "A."

This improved property is known as 214 Hermitage Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever. GRANTORS covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein stated.

GRANTORS further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors and assigns, against the lawful claims of all persons.

WITNESS our hands this 12 day of May, 1986.

VALLEY ENTERPRISES

By: G. William Coble - Partner

Neely Coble, Jr. - Partner

Neely Coble, Jr. (being the same person as Neely B. Coble, Jr.)

G. William Coble (being the person as G. W. Coble)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7030 PAGE 917

Before me, a Notary Public in and for said County and State, NEELY COBLE, JR. and G. WILLIAM COBLE, the within named bargainors, 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 12 day of May, 1986.

Melinda Binstead
Notary Public

My Commission Expires:

March 8, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared G. WILLIAM COBLE and NEELY COBLE, JR., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the partners of VALLEY ENTERPRISES, Nashville, Tennessee, the within named bargainor, a Tennessee General Partnership, and that they as such partners being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by themselves as partners.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of May, 1986.

Melinda Binstead
Notary Public

My Commission Expires:

March 8, 1987

"EXHIBIT A"

TRACT 1

PARCEL 1

Land in Davidson County, Tennessee, being Lot No. 6 in George Shield's South Nashville Plan of Lots, which Plan is of record in Book 57, page 56, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 43 feet on the North side of Hermitage Avenue, formerly Fillmore Street, and runs back northwardly between parallel lines 130 feet to a 15-foot an alley.

INCLUDED but excluded therefrom is a part of said Lot No. 6 conveyed to the State of Tennessee by deed from Samuel Henry McCrarry and wife, of record in Book 2906, page 569, Register's Office for Davidson County, Tennessee, and described as follows:

Said part of Lot No. 6 begins at a point on the northerly margin of Hermitage Avenue, 43 feet East of the intersection of said northerly margin of Hermitage Avenue with Nester Street; thence North 11 deg. 10' East 130 feet; thence South 58 deg. 13' 10" East 46 feet to a point; thence South 11 deg. 10' West 113 feet to the northerly margin of Hermitage Avenue; thence North 84 deg. West along the northerly margin of Hermitage Avenue 43 feet to the point of beginning, containing 5203 square feet, more or less.

PARCEL 2

Land in Davidson County, Tennessee, being parts of Lot Nos. 4 and 5 in George Shield's South Nashville Plan, as of record in Book 57, page 56, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning at a point at the northwest corner of the property conveyed to the State of Tennessee, by deed from Bennie Robinson, of record in Book 2906, page 555, Register's Office for Davidson County, Tennessee, being in the line between Lot Nos. 5 and 6; thence with the line between said Lot Nos. 5 and 6, northwardly 17 feet to an alley; thence with the southerly margin of said alley, eastwardly 60 feet; thence southwardly 44 feet to the northeast corner of the property conveyed to the State of Tennessee by deed from Harvey Gross, et al., of record in Book 2906, page 517, Register's Office for Davidson County, Tennessee; thence with the State of Tennessee's northern boundary line, northwestwardly 65.3 feet to the beginning.

PARCEL 3

Land in Davidson County, Tennessee, being the northerly part of the easterly 30 feet of Lot No. 4 on the George Shields South Nashville Plan of Lots, as of record in Book 57, page 56, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 4 fronts 30 feet, more or less, on the southerly side of an alley and extends back 44 feet, more or less, on the westerly line and 56 feet, more or less, on the easterly line to the northerly line of the property conveyed to the State of Tennessee by deed of record in Book 3134, page 623, Register's Office for Davidson County, Tennessee, measuring 33 feet, more or less, thereon.

Being the same property conveyed to Valley Enterprises, by deed from Rick C. Tanley and L. C. Tanley, Jr., of record in Book 6515, page 366, Register's Office of Davidson, County, Tennessee.

TRACT 2

Land in Davidson County, Tennessee, being Lots 2, 3, 4, 5, 6, 7 and 8, and parts of Lots 1, 9, 10, 11, 12, 13, 15 and 16 on the Plan of Sharpe and Horne's Subdivision of Lots 65 and 66 of the Fairfield Village Plan, of record in Book 57, page 56, Register's Office for Davidson County, Tennessee, and Lots 8, 9, 10, 11, 12, 13, 17, 18, 19, 20 and 21, and parts of Lots 14, 15, 16, 22 and 23 of George Shields' South Nashville Plan, of record in Plan Book 57, page 56, Register's Office for Davidson County, Tennessee, and Lots 28 and 29 and parts of Lots 7, 23, 24, 25, 26 and 27 of Overton's Oxmoor Plan, of record in Plan Book 21, page 96, Register's Office for Davidson County, Tennessee, and consisting further of parts of Locust Street, Sycamore Street, Nestor (formerly Fulcher) Street, Fairfield Avenue and parts of certain alleys shown on said Shields' Plan, all as described according to a survey by James A. Hamilton, Jr., Consulting Engineer, dated May 25, 1973, and revised October 10, 1973, as follows:

Beginning at a point on the westerly line of Lot No. 16 of the George Shields' South Nashville Plan, of record in Plan Book 57, page 56, Register's Office for Davidson County, Tennessee, said point being further described as the northwesterly corner of the property conveyed to the State of Tennessee, by deed from the Tennessee Central Railway Company, of record in Book 3279, page 281, Register's Office for Davidson County, Tennessee, and said point being further described as being the point of intersection of the easterly line of Nestor Street and the northerly line of Hermitage Avenue; thence North 6 deg. 12' 20" East with the easterly margin of Nestor Street, 59.40 feet to a point; thence leaving the easterly margin of Nestor Street and crossing said street, and with the center line of Locust Street (said Locust Street having been closed by Ordinance No. 1158, as enacted by the Mayor and City Council of Nashville), North 88 deg. 28' 40" West 126.94 feet to a point on the present northerly margin of Hermitage Avenue;

Thence with the said northerly margin of Hermitage Avenue, North 62 deg. 36' 30" West 13.65 feet to a point; thence leaving the said northerly margin of Hermitage Avenue, North 1 deg. 31' 20" East 9.05 feet to a point on the northerly margin of Locust Street (now closed); thence leaving the said northerly margin of Locust Street, North 38 deg. 25' 52.77" West 108.2 feet to a point; thence with a curve to the left, said curve having a radius of 262.84 feet, and whose chord is North 54 deg. 50' 56.57" West 100.47 feet, the segment of the curve not being tangent at either end, northwestwardly 100.09 feet to a point; thence North 68 deg. 51' 51.23" West 82.5 feet to a point, on the easterly margin of Driftwood (formerly Overton) Street; thence with said margin of Driftwood Street, North 6 deg. 17' East 62.24 feet to a point on the southerly right-of-way of the Louisville and Nashville Railroad; thence leaving the easterly line of Driftwood Street and with the said southerly line of the Louisville and Nashville right-of-way, eastwardly and with a curve to the left, said curve having a delta angle of 08 deg. 43' 13.61", a radius of 1529.0 feet, a tangent of 116.58 feet, a total distance of 232.71 feet to a point;

Thence continuing with the southerly line of the Louisville and Nashville Railroad right-of-way, eastwardly and with a curve to the left, said curve having a delta angle of 02 deg. 50' 40", a radius of 3391.61 feet, a tangent of 84.21 feet, a total distance of 168.38 feet to a point; thence continuing with the southerly

margin of the said Louisville and Nashville Railroad right-of-way, North 81 deg. 49' 30" East 844.66 feet to a concrete monument; thence leaving the said southerly margin of the Louisville and Nashville right-of-way, South 8 deg. 16' East 227.76 feet to a point, on the northerly margin of Willow Street; thence with the said northerly line of Willow Street and with the northerly terminus of Fairfield Avenue, North 88 deg. 28' 40" West a total distance of 551.91 feet to a point; thence with the westerly margin of Fairfield Avenue, South 8 deg. 27' 40" West 278.28 feet to a point, said point being the point of intersection of said westerly margin of Fairfield Avenue and the center line of an alley; thence with the center line of said alley, North 88 deg. 28' 40" West 280.14 feet to a point, on the present northerly margin of Hermitage Avenue; thence with said margin of Hermitage Avenue, North 62 deg. 36' 30" West 49.42 feet to the point of beginning, containing 6.69 acres, more or less.

Being the same property conveyed to G. William Coble and Neely Coble, Jr., d/b/a Valley Enterprises, by deed from Earl Shacklett and wife, Helen B. Shacklett, of record in Book 4761, page 895, Register's Office of Davidson, County, Tennessee.
INCLUDED in the above description but specifically EXCLUDED therefrom is the following described tract of land:

Being a tract of land in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, located on the northerly margin of Willow Street, between Decatur Street and Fairfield Avenue, being part of Lot Nos. 65 and 66 shown on Pageot Plan Fairfield, of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northerly margin of Willow Street, said point being South 88 deg. 24' East 552 feet, more or less, from the westerly margin of Fairfield Avenue, said point also being the southwest corner to Tennessee Commercial Warehouse, Inc., of record in Book 4624, page 944, Register's Office for Davidson County, Tennessee;

Thence with the northerly margin of said Willow Street, North 88 deg. 24' West 286.71 feet to a point, being 265 feet, more or less, East of the westerly margin of Fairfield Avenue;

Thence leaving said margin of Willow Street, North 00 deg. 06' West 182.46 feet to the southerly margin of the Seaboard System Railroad;

Thence with said margin with a line 44 feet distant from and parallel to Track No. 20, North 81 deg. 50' East 256.60 feet to an iron pin, in the northwest corner to the herein mentioned Tennessee Commercial Warehouse, Inc., property;

Thence leaving said railroad with the westerly boundary to said Tennessee Commercial Warehouse, Inc., South 08 deg. 16' East 229.29 feet to the northerly margin of Willow Street, to the point of beginning.

Containing 55,562 square feet or 1.275 acres.

TRACT 3

Land in Davidson County, Tennessee, being the northerly portions of Lot No. 3 and the westerly one-half of Lot No. 2 of the George Shield's South Nashville Plan, as of record in Book 57, page 56,

Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 2 and 3 front together 71.72 feet on the northerly side of Hermitage Avenue and extends back 79.73 feet on the easterly line and 56.7 feet on the westerly line to a dead line measuring 70 feet thereon.

Being the same property conveyed to G. William Coble and Neely B. Coble, Jr., d/b/a Valley Enterprises, by deed from Coble Systems, Inc., a Tennessee corporation, of record in Book 5253; page 484, Register's Office of Davidson, County, Tennessee.

TRACT 4

Land in Davidson County, Tennessee, being parts of Lots 23, 24, 25, 26 and 27, Plan of Oxmoor, of record in Book 21, page 96, Register's Office for Davidson County, Tennessee, described according to a survey by James A. Hamilton, Jr., Consulting Engineer, dated August 5, 1977, as follows:

Beginning at a point in the northerly margin of Hermitage Avenue, as relocated, at a chiseled arrow, said point being North 62 deg. 36' 30" West 13.65 feet from the point of intersection of the center line of Locust Street with the said northerly margin of Hermitage Avenue; thence North 1 deg. 31' 20" East 9.05 feet to an iron pin, in the northerly margin of Locust Street; thence North 38 deg. 25' 52.7" West 108.2 feet to an iron pin; thence around a curve to the left whose radius is 262.84 feet and along the chord of said curve, North 54 deg. 50' 56.57" West 100.47 feet to an old steel (braced) fence post; thence North 68 deg. 51' 51.23" West 82.5 feet to an iron pin, in the easterly margin of Driftwood Street; thence South 6 deg. 17' West 58.08 feet to the beginning of a curve to the left, said point being marked by an iron pin; thence around said curve (Interior angle: 80 deg. 14' 01"; Radius: 40 feet; Tangent: 33.7 feet; Length: 56.01 feet) a distance of 56.01 feet to a point, in the northerly margin of Hermitage Avenue; thence with the northerly margin of Hermitage Avenue (as defined by the northerly edge of the sidewalk as built) an arc distance of 219.62 feet (a chord distance of South 66 deg. 21' 37" East 219.22 feet) to the beginning.

Being the same property conveyed to G. W. Coble and Neely Coble, Jr., d/b/a Valley Enterprises, by deed from Joseph Oscar Price, Jr., of record in Book 5196, page 134, Register's Office of Davidson, County, Tennessee.

This conveyance is made subject to:

1. Deed of trust executed by G. William Coble and Neely B. Coble Jr. d/b/a Valley Enterprises to, Trustee, dated February 24, 1978, and recorded in book 5256, page 408, Register's Office of Davidson County, Tennessee, in favor of American National Insurance Company which secures a debt in the original principal sum of $525,000.00, which indebtedness has been assumed as of the date hereof, as amended by Modification, Extension and Assumption Agreement of record in Book ____, page ____ said Register's Office.

2. Assignment of Leases executed by Neely B. Coble, Jr. and G. William Coble d/b/a Valley Enterprises to American National Insurance Company of record in Book 5256, page 426, Register's office for Davidson County, Tennessee.

3. Financing Statement of record in Book 5260, page 205, as continued in instrument of record in Book 6592, page 935, Register's Office for Davidson County, Tennessee.

4. Taxes for 1986, a lien, but not yet due and payable.

5. Lack of direct access to controlled access highway from the premises in question, such right of access having been granted the State of Tennessee by Samuel Henry McCrary and wife, by deed of record in Book 2906, page 569, Register's Office for Davidson County, Tennessee.

6. Lack of direct access to controlled access highway from the premises in question, such right of access having been granted to the State of Tennessee by deed of record in Book 3134, page 623, Register's Office for Davidson County, Tennessee.

7. Lack of direct access to Highway I-40 from the premises in question, such right of access having been granted to the State of Tennessee by deed of record in Book 2906, pages 517 and 555, Register's Office for Davidson County, Tennessee.

8. Easement for sewer as shown on the Plans in the Office of the Department of Public Works of the Metropolitan Government of Nashville and Davidson County, Tennessee.

9. Terms and provisions of a lease between Marie G. Moskovitz and National Advertising Company, of record in Book 3835, page 87e, Register's Office for Davidson County, Tennessee.

10. Title to that portion of the premises embraced within the bounds of an alley.

11. Deed from Tennessee Central Railway Company to J. O. Price, of record in Book 1630, page 245 and Book 1637, page 107, Register's Office for Davidson County, Tennessee, contains the following:

In conveying premises, the grantor retains ownership of the warehouse railroad tract across premises with necessary clearances therefrom and the right of ingress and egress to repair and maintain said tract, and to remove in accordance with any contract giving it the right to remove.

12. Slope easement vested in the State of Tennessee by decree of record in Minute Book 119, page 131, First Circuit Court for Davidson County, Tennessee, a certified copy of which is of record in Book 3648, page 268, Register's Office for Davidson County, Tennessee.

13. Right-of-way agreement between Myrtle Mae Lindsley Price and Nashville Gas Company of record in Book 3254, page 630, Register's Office for Davidson County, Tennessee.

14. Liability by reason of lack of ingress and egress to, from or across property conveyed to the State of Tennessee, by deed of record in Book 3279, page 281, Register's Office for Davidson County, Tennessee, is hereby excepted.

15. Easement for the right-of-way of Nestor Street extending across the subject property is excepted.

16. Easement for the right-of-way of the Woodall Coal Company spur track.

17. Easements for existing utilities, together with the right to maintain the same, if any, lying within those streets and alleys, vacated and abandoned in bill No. 73-663, Metropolitan County Council.

18. Easement for the right-of-way of Alley No. 151 lying within the boundaries of the subject premises, the northerly one-half of said alley lying along a portion of the southerly line of the property in question - as depicted on the survey by James A. Hamilton, Jr., Consulting Engineer, dated May 25, 1973, and revised October 9, 1973.

19. Terms, conditions and provisions of Lease dated January 1, 1975, by and between Neely Coble, Jr. G. William Coble, d/b/a Valley Enterprises, as Lessor, and Lease Co., Inc., as Lessee, filed of record in Book 5260, page 221, Register's Office for Davidson County, Tennessee.

Assignment of Lease dated February 24, 1978, filed in Book 5256, page 426, Register's Office for Davidson County, Tennessee, to American National Insurance Company.

20. By instrument of record in Book 5260, page 214, Register's Office for Davidson County, Tennessee, being a Subordination, Attornment and Non-Disturbance Agreement, the Lease of record in Book 5260, page 221, Register's Office for Davidson County, Tennessee, was made subordinate to the deed of trust of record in Book 5256, page 408, Register's Office for Davidson County, Tennessee.

78788

IDENTIFICATION REFERENCE

DEC 31 4 37 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

Returned By: John L. Van Cleave

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

RECEIVED OF _____

FOR _____

BOOK 7090 PAGE 924

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
		1,515,000.00 CSXW.		
			4242.00 CSTAX	
			.50 [illegible]	
			24.00 [illegible]	
			CHECK 4266.50	
			3648A12/31/86 BAL .0	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7 8 7 8 8

IDENTIFICATION REFERENCE

Dec 31 4 37 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No29315