File 35

This Instrument Prepared By:
Harry S. Mattice, Jr.
Miller & Martin
10th Floor, Volunteer Building
Chattanooga, Tennessee 37402

BOOK 7092 PAGE 931

Name and Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Ralph M. Killebrew 1506 Hollister Road Signal Mountain, TN 37377	Ralph M. Killebrew 1506 Hollister Road Signal Mountain, TN 37377	Map 79 Par. 6 Map 79 Par. 41

LIMITED WARRANTY DEED AND ASSUMPTION AGREEMENT

FOR AND IN CONSIDERATION OF, Ten Dollars ($10.00), the exchange of certain real property located in Sheridan County, Wyoming, the assumption by the Grantee (as defined below) as evidenced by his acceptance hereof, to pay the current outstanding principal balance of One Hundred Thirteen Thousand and No/100 Dollars ($113,000.00) of that certain note in favor of Commerce Union Bank dated August 10, 1973, in the original principal amount of Two Hundred Ninety Thousand and No/100 Dollars ($290,000.00) executed by the Grantor, as hereinafter defined, and secured by a Deed of Trust of even date therewith recorded in Book 4736, Page 76, in the Register's Office of Davidson County, Tennessee, and other good and valuable considerations, the receipt and legal sufficiency of all of which hereby are acknowledged, SUMMERFIELD K. JOHNSTON, JR., an individual resident of Hamilton County, Tennessee (herein "Grantor") does hereby bargain, sell, transfer and convey unto RALPH M. KILLEBREW, JR., an individual resident of Hamilton County, Tennessee (herein "Grantee") the property described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns forever in fee simple.

Grantor covenants that he has full power and lawful authority to sell and convey the real estate, and he will warrant and defend the title against all persons claiming the same from, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of December, 1986.

SUMMERFIELD K. JOHNSTON, JR.

I, Gillian S. Johnston, do hereby join in this conveyance for the sole purpose of conveying any right, title or interest in the above-described real property that I may have by reason of my marriage to Summerfield K. Johnston, Jr.

Gillian S. Johnston
By: Lowry F. Kline, attorney in fact
GILLIAN S. JOHNSTON

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Personally appeared before me, Lee D. Duncan, Notary Public, Summerfield K. Johnston, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of December, 1986.

Lee D. Duncan
NOTARY PUBLIC

My Commission Expires: 10-21-90

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

On this 23rd day of December, 1986, before me personally appeared LOWRY F. KLINE, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Gillian S. Johnston, and who acknowledged that he executed the same as the free act and deed of said ~~Lowry F. Kline~~ Gillian S. Johnston

Witness my hand, at office, this 23rd day of December, 1986.

Henry S. Matthews
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES JUNE 12, 1988

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

I, Ralph M. Killebrew, hereby swear or affirm, that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $650,000.00, which amount is equal to or greater than the amount which the property transferred would command at a voluntary sale.

Ralph M. Killebrew
Affiant - Grantee

Subscribed and sworn to before me this 23rd day of December, 1986.

Lee D. Duncan
Notary Public

My Commission Expires: 10-21-90

B2N1A093/HSM

EXHIBIT "A"

TRACT NO. I:

Land in the 8th Civil District of Davidson County, Tennessee described according to a Survey dated May 8, 1973, by Barge, Waggoner, Sumner, and Cannon, Engineers, as follows:

Beginning at an iron pin in the westerly margin of Centennial Boulevard, said point being 1,036.2 feet from the intersection of the westerly margin of said Boulevard and the easterly margin of L & N Railroad right-of-way;

Thence with said westerly margin of Centennial Boulevard South 18 deg. 30' East 290.4 feet to an iron pin;

Thence South 71 deg. 30' West 300 feet to an iron pin in the easterly margin of the L & N Railroad right-of-way;

Thence along said easterly margin of said L & N Railroad right-of-way North 18 deg. 30' West 290.4 feet to an iron pin; said point being the southwesterly corner of the property conveyed to Nashville Steel Corporation;

Thence North 71 deg. 30' East 300 feet to the point of beginning, containing two acres, more or less.

TRACT NO. II:

Land in the 8th Civil District of Davidson County, Tennessee being more particularly described as follows:

The North one-half (1/2) of Lot No. 1 of the Resubdivision of Cockrill Bend Industrial Park, of record in Book 4860, page 30, Register's Office for Davidson County, Tennessee, being 50' x 300' on the West side of Centennial Boulevard.

TRACT NO. III:

Being a parcel of land in the 8th Civil District of Davidson County, Tennessee located on the West side of Centennial Boulevard West of Ford Motor Company and being part of the property conveyed to the State of Tennessee by deed of record in Book 185, Page 375, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed by the State of Tennessee to Nashville Steel Corporation by deed of record in Book 3703, Page 412, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron spike in asphalt in the West margin of Centennial Boulevard, 1,020.14 feet southerly from Nashville Steel Corporation's northeast corner, said corner being 50 feet southeasterly from the centerline of L & N Railroad Right-of-Way;

Thence, South 18 deg. 30' East 16.05 feet to a point;

Thence, South 71 deg. 30' West 300.0 feet to a point in the East right-of-way of L & N Railroad;

Thence, North 18 deg. 30' West 16.05 feet to an iron pin;

Thence, North 71 deg. 30' East 300.0 feet to the point of beginning. Containing 0.11 acre more or less.

Being the same property conveyed to Summerfield K. Johnston, Jr. by deed from Madison Hayne Hamilton of record in Book 5359, page 888, Register's Office for Davidson County, Tennessee.

SUBJECT TO taxes for 1986: Field Book 8DA-09855, Map 79, Parcel 6, $10,290.79, UNPAID

SUBJECT TO taxes for 1986: Field Book 8DA-09848, Map 79, Parcel 41, $94.08, UNPAID

SUBJECT TO Leasehold Estate created by Indenture of Lease made by S. K. Johnston, Jr., and M. Hayne Hamilton, to Rich Printing Co., Inc., a Tennessee Corporation, dated August 10, 1973, and recorded in Book 4736, page 70, Register's Office for Davidson County, Tennessee, demising and leasing for a term of twenty (20) years commencing August 9, 1973, and ending August 9, 1993.

SUBJECT TO Owner's Certificate and easements as shown on Map of record in Book 4860, page 30, Register's Office for Davidson County, Tennessee.

SUBJECT TO that certain Deed of Trust dated August 10, 1973 in favor of Commerce Union Bank, executed by Grantor, and recorded in Book 4736, Page 76 in the Register's Office of Davidson County, Tennessee, securing a promissory note of even date therewith in the original principal amount of Two Hundred Ninety Thousand and No/100 Dollars ($290,000.00) and with a current principal balance of One Hundred Thirteen Thousand and No/100 Dollars, which is being herein assumed by Grantee.

B2H1A098/HSM

79310

IDENTIFI REFERENCE

JAN 2 10 26 AM '87

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

RECEIVED OF _____

FOR _____

BOOK 7092 PAGE 936

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
			650 [illegible] .00- CAPIT.	
			1820.00 [illegible]	
			.50 [illegible]	
			15.00 [illegible]	
			[illegible] K 1935.50-1	
4190 [illegible] 1/22/87			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9310.

IDENTIFT REFERENCE

JAN 2 10 26 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 29848