TASRE00839 02/23/87 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (TAS)
2700 First American Center
Nashville, Tennessee 37238

Box 18

SPECIAL WARRANTY DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
CHARLES W. HAWKINS, III, TRUSTEE c/o Charles Hawkins Co., Inc. 401 Union Street 12th Floor Nashville, TN 37219	Third National Bank in Nashville Third National Bank Building Nashville, TN 37219 Attention: John McCallister	Map 44, Parcel 7 Map 43, Parcel 22

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, WASHINGTON MANUFACTURING COMPANY, a Tennessee corporation ("Grantor") has bargained and sold, and by these presents does transfer and convey unto CHARLES W. HAWKINS, III, TRUSTEE ("Grantee"), with full power to transfer, sell, convey, encumber or otherwise deal with the Property (as defined below) without the consent or joinder of any beneficiary, his successors and assigns, certain real property (the "Property") in Davidson County, Tennessee, described as follows:

Land in the Fourth Civil District of Davidson County, Tennessee, described according to Survey of A & A Engineers, Inc., dated August 7, 1981, as follows:

Beginning at a concrete monument in the southerly margin of Robinson Road, said point being the southeast corner of Property Tax Map 44, Parcel 7, and being in the northwest line of C. G. Bennett; thence South 53 degrees 43' 38" West 1173.01 feet to a concrete monument; thence South 57 degrees 00' 03" West 296.30 feet to a concrete monument; thence South 52 degrees 25' 31" West 751.34 feet to a point; thence South 54 degrees 01' 06" West 620.77 feet to a point in the edge of water of the Cumberland River; thence with said edge of water of Cumberland River North 41 degrees 17' 52" West 786.34 feet to a point in the southerly margin of Old Hickory Boulevard; thence with said southerly margin of Old Hickory Boulevard North 43 degrees 17' 36" West 400 feet to a point; thence South 46 degrees 48' 24" East 50.29 feet to a point; thence North 39 degrees 02' 47" East 1423.79 feet to a concrete monument; thence continuing with Old Hickory Boulevard and a curve to the right having a radius of 1,045.92 feet a distance of 1,393.31 feet to a concrete monument; thence continuing with Old Hickory Boulevard South 46 degrees 49' 22" East 426.06 feet to the point of beginning.

Being the same property to which Washington Manufacturing Company obtained fee simple title as successor to First National Company by Articles of Merger of Record in Book 6998, page 401, Register's Office for Davidson County, Tennessee.

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This is unimproved property located on Old Hickory Boulevard, Nashville, Tennessee.

The Property is conveyed subject to the following matters:

1. Easement granted Nashville Gas and Heating Company, by grant from Nashville Industrial Corporation, of record in Book 2137, page 378, Register's Office for Davidson County, Tennessee.

2. Warranty Deed of Flowage Easements of record in Book 2247, page 539, Book 2282, pages 237 and 241 Register's Office for Davidson County, Tennessee.

3. Matters shown in Survey of A & A Engineers, Inc. dated August 7, 1981.

4. Easement for the flow of the Cumberland River.

5. 1987 Taxes assumed and prorated as of the date of today by Grantee.

TO HAVE AND TO HOLD the Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, his successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of the Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to the Property to Grantee, his successors and assigns, against the lawful claims of all persons claiming through or under Grantor (other than those set forth above) but no further or otherwise.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

WITNESS our hands this 24th day of February, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

GRANTOR:

WASHINGTON MANUFACTURING COMPANY

By: Marshall Young

Title: V.P.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Paschall Young, 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 V President of WASHINGTON MANUFACTURING COMPANY, the within named bargainor, a corporation, and the he as such V Pres. executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him as V Pres.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 24 day of February, 1987.

Emily Runion
Notary Public

My Commission Expires:
9-11-90

EMILY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $500,000.00.

Charles W. Hankins III
Affiant

Sworn to and subscribed before me this 24th day of Februry, 1987.

Rebecca A. Gibbs
Notary Public

NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 9, 1989

9.7.2.7.9.

IDENTIFICATION REFERENCE

FEB 25 2 09 PM '87

FELIX Z. HILSCHER REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7147 PAGE 120

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

500 [illegible].00 CAMT.
1400.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1409.60
02/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.7.2.7-9.

IDENTIFICATION REFERENCE

FEB 25 2 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 49740