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This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
c/o Ronald B. Buchanan 177 East Main Street P. O. Box 1045 Hendersonville, TN 37077-1045	Same	Map 118-12 Parcel 63

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, CARL E. SWANEY and wife, DOROTHY J. SWANEY, the Grantor herein, has bargained and by these presents does transfer and convey unto CROWN INVESTMENT GROUP, a Tennessee general partnership, the Grantee herein, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described on Exhibit A which is attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on Exhibit B which is attached hereto and incorporated herein by this reference. Taxes for 1987 are to be prorated as of the date of this deed. Grantors do further covenant and bind themselves, their heirs and representatives 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.

WITNESS our hands this 29 day of June, 1987.

CARL E. SWANEY

DOROTHY J. SWANEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kelly Turner, a Notary Public of said county, Carl E. Swaney and Dorothy J. Swaney, 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, at office, this 29th day of June, 1987.

Kelly Turner
Notary Public

My Commission Expires:

1-10-89

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $3,000,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant Managing Partner

Sworn to and subscribed this 29th day of June, 1987.

Notary Public

My Commission Expires:

7/23/88

JWC/cmk

EXHIBIT A

Being Lot No. 1 of the Lanco Industrial Subdivision, Section 3, of record in Book 4595, page 122, and described according to a survey by Barge-Waggoner & Sumner, dated September 22, 1972, and revised September 26, 1972, as follows:

BEGINNING at a concrete monument in the northerly margin of Thompson Lane at the southwest corner of the property conveyed to Sears, Roebuck and Company of record in Book 4056, page 959, Register's Office, Davidson County, Tennessee, said point being the southeast corner of the herein described tract; thence along the northerly margin of said Thompson Lane, North 85° 37' West 415.29 feet to an iron pin, the southeast corner of Section Two of Lanco Industrial Subdivision of record in Book 4595, page 27, Register's Office of Davidson County, Tennessee; thence leaving said Thompson Lane with the east line of said Section Two of Lanco Subdivision, North 04° 23' East 150 feet to an iron pin; thence with the north line of said subdivision, North 85° 37' West 171 feet to an iron pin in the east line of the property conveyed to Woodlawn Cemetery of record in Book 1303, page 461, Register's Office Davidson County, Tennessee; thence with said east line of cemetery, North 7° 49' East 182.73 feet to a concrete monument thence continuing with said east line, North 1° 49' East 242 feet to a point; thence continuing with said east line, North 6° 06' East 46.47 feet to an iron pin; thence leaving said line and with severance line across Lanco Industrial Subdivision perpendicular to Sears west line, South 89° 22' 20" East 542.89 feet to an iron pin; thence with Sears west line, South 00° 37' 40" West 657.58 feet to the point of beginning, containing 332,844 square feet or 7.64 acres, more or less.

Being the same property conveyed to Carl E. Swaney by deed from Houston-McCord Realty Company, a Tennessee corporation, of record in Book 4668, page 625, Register's Office for Davidson County, Tennessee.

JWC/cmk

EXHIBIT B

1. Taxes for the year 1987, a lien but not yet due and payable.

2. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Houston-McCord Realty Company for a 20-foot sanitary sewer running across the westerly portion of the property of record in Book 3880, page 68, said Register's Office.

3. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Houston-McCord Realty Company for a 20-foot sanitary sewer running across the northerly portion of the property, of record in Book 4081, page 676, said Register's Office.

4. Easement granted Metropolitan Government of Nashville and Davidson County, Tennessee, by Houston-McCord Realty Company for a 20-foot storm sewer running across the westerly portion of the property of record in Book 4245, page 382, said Register's Office.

5. The Plan shows an Owner's Certificate, a 15-foot setback line from Thompson Lane, and a 20-foot easement running generally east and west through the northerly part of the lot, a 25-foot railroad and utility easement along the easterly boundary of the lot, a 15-foot drainage easement adjoining the utility easement along the southerly part of the easterly side of the lot, and located the sewer easements above referred to of record in Book 3880, page 68, and Book 4081, page 676, and Book 425, page 382, said Register's Office.

JWC/cmk

4.1 4 8: 1.
IDENTIFI REFERENCE
JUN 30 2 22 PM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

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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
		3,000,000.00 Conv. Amt.		
			8406.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 8412.50-	
		5085A06/30/87	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4.1.4.8.1.

IDENTIFI REFERENCE

JUN 30 2 22 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99262