THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
20th Floor, First American Center
Nashville, Tennessee 37238-0059

WARRANTY DEED

FROM: Susan Sain Ward and Ben E. Ward, husband and wife, and

Jay Norman, Trustee U/W of Ervin Thomas Sain, and

Gennette Sain Norman and Susan Sain Ward, Trustees for Guy Ward, George Ward and Taylor Ward, and

Jack Edward Froeter, Executor of the Estate of Ervin Thomas Sain, and

Gennette Sain Norman, Executrix of the Estate of George T. Sain. ("GRANTORS")

TO: Gennette Sain Norman and Seth W. Norman, husband and wife. ("GRANTEES")

ADDRESS NEW OWNERS:
Mr. and Mrs. Seth W. Norman
1112 Prospect Hill
Nashville, TN 37215

SEND TAX BILLS TO:
Mr. & Mrs. Seth W. Norman
1112 Prospect Hill
NASHVILLE, TN 37215

MORTGAGEE:
Metropolitan Federal Savings & Loan
230 Fourth Avenue North
Nashville, TN 37219

MAP AND PARCEL NOS.:
Map 106-10, Parcels 12, 13 and 19

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Gennette Sain Norman and Seth W. Norman, husband and wife, and referred to as GRANTEES herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Susan Sain Ward and Ben E. Ward, husband and wife, Jay Norman, Trustee under the Will of Ervin Thomas Sain, deceased, with full power to sell, transfer and convey, Gennette Sain Norman and Susan Sain Ward, successor under a certain Trust Agreement dated October 24, 1977, for the benefit of Guy Ward, George Ward and Taylor Ward, with full power to sell, transfer and convey, and Gennette Sain Norman, Executrix of the Estate of George T. Sain, with full power to sell, transfer and convey, all herein referred to collectively as "GRANTORS" have bargained and sold, and by these presents do transfer and convey unto Gennette Sain Norman and Seth W. Norman, husband and wife, their heirs and assigns, all of our respective interests in and to the within described tracts or parcels of real property, which interests are as follows:

Tract 1

Susan Sain Ward	One-ninth undivided interest
Jay Norman, Trustee U/W Ervin Thomas Sain and Jack Edward Froeter, Executor U/W Ervin Thomas Sain	One-ninth undivided interest

Gennette Sain Norman and
and Susan Sain Ward,
successor Trustees under
agreement of 10/24/77 One-third undivided interest

Tract 2

Ben E. Ward and wife,
Susan Sain Ward One-third undivided interest
Jay Norman, Trustee
U/W Ervin Thomas Sain One-third undivided interest
Jack Edward Froeter, Executor of the Estate of Ervin Thomas Sain, for the purpose of transferring and releasing any interest of the decedent's Estate in the property in his capacity as Executor, but not otherwise.

As to included parcel of .442 acres in Tract 2

Susan Sain Ward One-half undivided interest
Gennette Sain Norman, Executrix of the Estate of George T. Sain, for the purpose of transferring and releasing any interest of the decedent's Estate in the property in her capacity as Executrix, but not otherwise.

The said undivided interests transferred hereby are all of the right, title and interest of the GRANTORS in and to the within described real property, the Executors and Trustees being authorized so to do in their respective, representative capacities and which real property is more particularly described according to a survey by Jerry Morrow, Surveyor, dated May 14, 1987, as follows:

Tract 1, Parcel 19, Tax Map 106-10

Being a tract of land lying in Davidson County, Tennessee and being Lot 1, Section 4, Sain Industrial Park, as of record in Book 6200, Page 145, Register's Office for Davidson County, Tennessee and being bounded on the north by Hill Avenue; on the east by Elizer & Wherry; on the south by Ervin Sain and Lot 2, Section 4, Sain Industrial Park; on the west by Blanton Avenue and being more particularly described as follows:

Beginning at an iron pin in the south right-of-way line of Hill Avenue at the east right-of-way return of Blanton Avenue;

Thence with the south right-of-way line of Hill Avenue, south 70 degrees 46 minutes 06 seconds east, 301.11 feet to an iron pin corner common with Elizer & Wherry in the south right-of-way line of Hill Avenue;

Thence with Elizer & Wherry, south 19 degrees 13 minutes 54 seconds west, 250.00 feet to an iron pin corner common with Elizer & Wherry in the north line of Ervin Sain;

Thence with Ervin Sain, north 70 degrees 46 minutes 06 seconds west, 89.98 feet to an iron pin corner common with Ervin Sain and Lot 2, Section 4, Sain Industrial Park;

Thence with Lot 2, north 70 degrees 30 minutes 59 seconds west, 237.12 feet to an iron pin corner common with Lot 2 in the east right-of-way line of Blanton Avenue;

Thence with the east right-of-way line of Blanton

Avenue, north 19 degrees 29 minutes 01 seconds east, 224.07 feet to an iron pin;

Thence on a curve to the right, the radius of which is 25.00 feet, the central angle of which is 89 degrees 44 minutes 53 seconds, the chord of which is north 64 degrees 21 minutes 28 seconds east, 35.28 feet, along the curve distance of 39.16 feet to the point of beginning.

Containing 81,381 square feet, (1.868 acres, more or less)

Being the remaining portion of the property conveyed to Ervin Thomas Sain, Gennette Sain Norman, Susan Sain Ward, Jay Norman and Ervin Thomas Sain Trustee for Frances Norman, Jack Norman, Guy Ward, George Ward and Taylor Ward, minors, by deed from George T. Sain and wife, Grace McMillan Sain, of record in Book 5216, Page 47, Register's Office for Davidson County, Tennessee.

The said Ervin Thomas Sain having since died leaving a Last Will and Testament of record in Will Book 143, Page 695, Probate Clerk's Office for Davidson County, Tennessee, appointing Jack Edward Froeter as Executor of his estate and Jay Norman as Trustee of the Testamentary trust established by the Will.

By instrument dated October 24, 1977 and simultaneous Quitclaim Deed, recorded in Book 5216, Page 47, Register's Office for Davidson County, Tennessee, George T. Sain and wife, Grace McMillan Sain, established a trust for the benefit of their five minor grandchildren, Frances Norman, Jack Norman, Guy Ward, George Ward and Taylor Ward and appointed Ervin Thomas Sain as Trustee. Gennette Sain Norman and Susan Sain Ward are Successor Trustees under said Agreement for the benefit of Guy Ward, George Ward and Taylor Ward, the said Ervin Thomas Sain having since died. Frances Norman and Jack Norman have attained the age of twenty-one and are now vested with their interests as beneficiaries free of the trust.

Tract 2, Parcels 12 and 13, Tax Map 106-10

Being a tract of land lying in Davidson County, Tennessee and being a reserve parcel and area reserved for future development as shown on the plat of, Sain Industrial Park, as of record in Book 5200, Page 136, Register's Office for Davidson County, Tennessee and being bounded on the north by Lot 2, Section 4, Sain Industrial Park; on the east by Ervin Sain and State of Tennessee; on the south by State of Tennessee; on the west by Lot 1, Section 3, Sain Industrial Park and Blanton Avenue and being more particularly described as follows:

Beginning at an iron pin in the east right-of-way line of Blanton Avenue, said pin being located south 19 degrees 29 minutes 01 second west, 387.66 feet from the south right-of-way return of Hill Avenue;

Thence leaving Blanton AVenue and with Lot 2, Section 4, Sain Industrial Park, south 70 degrees 27 minutes 25 seconds east, 287.84 feet to an iron pin corner common with Lot 2 in the west line of Ervin Sain;

Thence with Sain, south 19 degrees 18 minutes 14 seconds west, 240.64 feet to an iron pin;

Thence south 70 degrees 45 minutes 26 seconds east, 200.96 feet to an iron pin corner common with Sain in the west line of the State of Tennessee property;

Thence with the State of Tennessee property, south 19 degrees 43 minutes 07 seconds west, 405.31 feet to an iron pin;

Thence north 49 degrees 57 minutes 36 seconds west, 440.70 feet to an iron pin corner common with Lot 1, Section 3, Sain Industrial Park in the north line of State of Tennessee property;

Thence with Lot 1, north 40 degrees 02 minutes 24 seconds east, 74.63 feet to an iron pin;

Thence north 19 degrees 40 minutes 13 seconds east, 65.90 feet to an iron pin corner common with Lot 1 in the south right-of-way line of Blanton Avenue;

Thence with Blanton Avenue right-of-way the following bearings and distances;
Thence south 53 degrees 00 minutes 59 seconds east, 23.03 feet to an iron pin;
Thence north 36 degrees 59 minutes 01 seconds east, 120.00 feet to an iron pin;
Thence north 53 degrees 00 minutes 59 seconds west, 60.00 feet to an iron pin;
Thence on a curve to the right, the radius of which is 24.91 feet, the central angle of which is 106 degrees 34 minutes 32 seconds, the chord of which is north 89 degrees 43 minutes 43 seconds west, 39.94 feet, along the curve distance of 46.34 feet to an iron pin;
Thence on a curve to the right, the radius of which is 147.30 feet, the central angle of which is 55 degrees 55 minutes 28 seconds, the chord of which is north 08 degrees 28 minutes 43 seconds west, 138.13 feet, along the curve distance of 143.77 feet to an iron pin;
Thence north 19 degrees 29 minutes 01 seconds east, 120.45 feet to the point of beginning.

Containing 191,946 square feet, (4.406 acres, more or less).

Being the remaining portion of the property conveyed to Ervin Thomas Sain, Seth W. Norman and wife, Susan Sain Ward, by Quitclaim Deed from George T. Sain and wife, Grace McMillan Sain, of record in Book 4786, Page 93, Register's office for Davidson County, Tennessee.

The said Ervin Thomas Sain having since died leaving a Last Will and Testament of record in Will Book 143, Page 695, Probate Clerk's Office for Davidson County, Tennessee, appointing Jack Edward Froeter as Executor of his estate and Jay Norman as Trustee of the Testamentary Trust established by the Will and with full power to sell the intrest in said real property.

Included in the above described property is a parcel of approximately .442 acres being part of the property devised to George Sain by Will of Fannie Hill Sain, of record in Will Book 75, Page 98, Probate Court Clerk's Office for Davidson County, Tennessee. George T. Sain (being one and the same person as George Sain) is deceased and devised said property to Gennette Sain Norman and Susan Sain Ward as the surviving children of George T. Sain (his son, Ervin Thomas Sain, having predeceased him without issue) by his Will of record in

Will Book 143, Page 227, Probate Court Clerk's Office for Davidson County.

Tract 1 is unimproved property known as Lot 1, Section 4 of Sain Industrial Park located on Blanton Avenue at Hill Avenue in Nashville, Tennessee.

Tract 2 is unimproved property shown as a reserve parcel in Sain Industrial Park and located on Blanton Avenue in Nashville, Tennessee.

TO HAVE AND TO HOLD, the entire undivided interest of GRANTORS in the said tracts and parcels of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever.

And we do covenant with the said GRANTEES that we are lawfully seized and possessed of the undivided interest in said land in fee simple, have a good right to convey it, and GRANTORS' interests are unencumbered, except for 1987 real property taxes which have been adjusted between the parties and payment assumed by GRANTEES.

And GRANTORS do further covenant and bind themselves, their heirs, representatives and successors, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

The Executors and Trustees make this warranty in their representative capacities only and as to any claims arising by or through them, but not further or otherwise.

Witness our hands this 13th day of July, 1987.

Susan Sain Ward

Ben E. Ward

Jay Norman, Trustee U/W of Ervin Thomas Sain

Jack Edward Froeter, Executor of the Estate of Ervin Thomas Sain, Deceased

SUCCESSOR TRUSTEES UNDER AGREEMENT OF OCTOBER 24, 1977 FOR THE BENEFIT OF GUY WARD, GEORGE WARD AND TAYLOR WARD

Gennette Sain Norman, Successor Trustee

Susan Sain Ward, Successor Trustee

Susan Sain Ward, Successor Trustee

Gennette Sain Norman, Executrix of the Estate of George T. Sain, Deceased

Gennette Sain Norman, Executrix of the Estate of George T. Sain, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Doris A Jacobs, a Notary Public in and for said County and State the within named, BEN E. WARD and wife, SUSAN SAIN WARD, the bargainors, with whom I am pesonally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1987.

NOTARY PUBLIC

My Commission Expires: Commission Expires July 17, 1988

STATE OF FLORIDA)
COUNTY OF SARASOTA)

Personally appeared before me, MARIE T. DOUGAN, a Notary Public in and for said County and STate the within named, JACK EDWARD FROETER, Executor of the Estate of ERVIN THOMAS SAIN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at SARASOTA, FLORIDA this 9th day of July, 1987.

NOTARY PUBLIC

My Commission Expires: 4/30/91

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said County and State the within named JAY NORMAN, TRUSTEE under the Will of ERVIN THOMAS SAIN, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 10th day of July, 1987.

NOTARY PUBLIC

My Commission Expires: 11/12/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Doris A. Westbrook, a Notary Public in and for said County and State the within named GENNETTE SAIN NORMAN, TRUSTEE for Guy Ward, George Ward and Taylor Ward, Minors, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1987.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 17, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Doris A. Westbrook, a Notary Public in and for said County and State the within named SUSAN SAIN WARD, TRUSTEE for Guy Ward, George Ward an Taylor Ward, Minors, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1987.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 17, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $155,000.00.

AFFIANT

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 17, 1988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Linda V. Reed, a Notary Public in and for said County and State the within named, Gennette Sain Norman, Executrix of the Estate of Ervin Thomas Sain, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 17 day of July, 1987.

Linda V. Reed
NOTARY PUBLIC

My Commission Expires: 9-11-90

NOTARY PUBLIC DAVIDSON COUNTY

49444

IDENTIFICATION REFERENCE

Jul 27 9 55 AM '87

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7306 PAGE 748

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

155000.00- CA[illegible]
434.00 C[illegible]
.50 PR[illegible]
24.00 [illegible]
CHECK 4[illegible]
415JAC7727737 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49444

IDENTIFICATION REFERENCE

JUL 27 9 55 AM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108233