This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BK 35

BOOK 7328 PAGE 724

WARRANTY DEED

Name of Mortgagee: NONE

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Margaret C. Miller, Trustee (NAME)	Same (NAME)	92-4-323
Route #1, Old Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Franklin, Tn. 37064 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- Dollars,

cash in hand paid by Margaret C. Miller, Trustee under Agreement dated August 17, 1987, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

57018

AUG 18 3 18 PM '87
DAVIDSON COUNTY, TN.
IDENTIFICATION REFERENCE

Nashville Tent and Awning Company, Inc., a Tennessee corporation,

have this day bargained and sold, and do hereby transfer and convey unto the said Margaret C. Miller, Trustee under Agreement dated August 17, 1987,

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being a portion of Reserve Parcel "A" on the Plan of Replatting of the Phillips & Buttorff Corp. Property, of record in Book 5200, page 169, Register's Office for Davidson County, Tennessee, and being Tract No. 2C on the Survey of Joseph G. Petrosky Associates, Inc., dated July 28, 1987, described as follows:

Beginning at an iron pin in the western margin of 12th Avenue North, said iron pin being 150.85 feet from an existing concrete monument in the southwest corner of the intersection of Herman Street with 12th Avenue North, said point is the northeast corner of the tract herein described:

Thence, following the western margin of 12th Avenue North, South 30 deg. 21' East a distance of 479.98 feet to a concrete monument in the northern margin of the Louisville and Nashville railroad right-of-way; thence, following the northern margin of right-of-way of the I.C.G. and L & N Railroad, South 69 deg. 02' 24" West a distance of 129.40 feet to a point; thence, following said margin along a curve to the right having a radius of 442.47 feet, a delta of 39 deg. 27' 00" and a length of 304.65 feet to a point; thence, following said margin, North 76

(continued on Exhibit "A")

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 388,000.00

Affiant

Subscribed and sworn to before me this the 18th day of August, 19 87

Notary Public

My commission expires 3/11/90
(Affix Seal)

This is improved ( ) unimproved ( ) property known as located between 12th Avenue North and 14th Avenue North, Nashville, (House Number) (Street) P.O. Address (City or Town) Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we 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 for those encumbrances set forth on Exhibit "B" hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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

Witness our hands this 18th day of August, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Nashville Tent and Awning Company, Inc.

By: Eddie Mac Hurtord

Its: President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Eddie Mac Husband, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Nashville Tent and Awning Company, Inc., *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 18th *day of* August, *19* 87

Tatsy A Matlock *Notary Public*

Commission expires 3/11/90

NOTARY PUBLIC AT LARGE

WARRANTY DEED

FROM
Nashville Tent and Awning Company, Inc., a Tennessee corporation

TO
Margaret C. Miller, Trustee under Agreement dated August 17, 1987

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

continued -

deg. 29' 38" West a distance of 195.89 feet to a point; thence, following said margin along a curve to the left having a radius of 512.47 feet, a delta of 08 deg. 23' 07" and a length of 75.00 feet to a point in the eastern margin of 14th Avenue North; thence, following said margin North 30 deg. 16' 00" West a distance of 38.01 feet to an iron pin in the southwestern property corner of a parcel of land belonging to Charles Todd Overall Cleaning Company; thence, following said property line North 59 deg. 44' 30" East a distance of 419.82 feet to an iron pin in the southeastern property corner of said property; thence, following said property line North 30 deg. 15' 30" West a distance of 117.31 feet to an iron pin in the center line of the Illinois Central Railroad Company tracks, said iron pin being the northwest property corner of the Charles Todd Overall Cleaning Company parcel; thence, leaving said northwest property corner North 60 deg. 06' 30" East a distance of 179.16 feet to the point of beginning containing 3.99 acres, more or less.

Being a part of the same property conveyed to Nashville Tent and Awning Company, Inc., a Tennessee corporation, by General Warranty Deed from Phillips & Buttorff Corporation, a Tennessee corporation, of record in Book 6751, page 930, Register's Office for Davidson County, Tennessee.

ENCUMBRANCES

1. Taxes for 1987.

2. Easement of the Illinois Central Railroad Company, of record in Book 4319, page 138, said Register's Office, and 25-foot sewer easement, with a 69" sewer line, as shown in Plat Book 5200, page 169, Register's Office for Davidson County, Tennessee, and Survey of Joseph G. Petrosky Associates, Inc., dated July 28, 1987.

3. A 36-inch sewer line as shown on Survey made by Joseph G. Petrosky Associates, Inc., dated July 28, 1987, Job No. 465, and the Plat of record in Book 5200, page 169, Register's Office for Davidson County, Tennessee.

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

38807.00- CAMI.
1086.40 CSTAX
.50 PRFEE
12.00 MDEED
CHECK 1098.90-
2961A08/18/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 7.0 1 8.

IDENTIFICATION REFERENCE

AUG 18 3 18 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06857