11-4-87

file 14

This instrument prepared by:
L. L. Chastain
Grissim & Hodges Attorneys
323 Union Street
Nashville, TN 37201

BOOK 7396 PAGE 472

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	
Horrell Properties, Inc. 460 Craighead Avenue Nashville, TN 37205	Horrell Properties, Inc. 460 Craighead Avenue Nashville, TN 37205	105-15-15

For and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00); and and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, J. GRANDSTAFF DALE and PERRY DALE, JR. d/b/a Dale's, have bargained and sold and by these presents do transfer and convey unto the said HORRELL PROPERTIES, INC., the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more fully described as follows:

See Exhibit "A" attached hereto and incorporated herein by reference.

To have and to hold the said tract or parcel of land, with the appurtenances, improvements, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. And we do covenant with the said Grantee that we 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 of record. And we do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

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.

IN WITNESS WHEREOF, we have set our hands on the 4TH day of November, 1987.

80052

IDENTIFICATION REFERENCE

Nov 5 10 14 AM '87

DAVIDSON COUNTY, TN

DALE'S

J. Grandstaff Dale

J. GRANDSTAFF DALE

Perry Dale Jr. by Laura Chastain

PERRY DALE, JR. by Laura Chastain
Attorney in fact

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby depose and make oath to the following:

1. Dale's is a Tennessee general partnership.
2. That J. Grandstaff Dale and Perry Dale, Jr. are the only partners in said partnership.

J. Grandstaff Dale
J. GRANDSTAFF DALE

Perry Dale Jr. by Laura Chastain
PERRY DALE, JR. Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. GRANDSTAFF DALE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 4TH day of November, 1987.

Margaret O. Rhea
NOTARY PUBLIC

My Commission Expires: 9-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared LAURA CHASTAIN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who holds an executed power of attorney for PERRY DALE, JR., the within named bargainor, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 4TH day of November, 1987.

Margaret O. Rhea
NOTARY PUBLIC

My Commission Expires: 9-11-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $400,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT Jamie Proctor, Inc.

Sworn to and subscribed before me this 4TH day of November, 1987.

Margaret O. Rhea
NOTARY PUBLIC

My Commission Expires: 9-11-90

Land in Davidson County, Tennessee, described as follows:

TRACT I:

Land in Davidson County, Tennessee, being part of Tract No. 1 on the Plan of the lands of W. W. Berry, as of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, described according to a survey made by Barge, Waggoner, Sumner & Cannon, Engineers, May 26, 1977, as follows:

Beginning at the northeast corner of the property conveyed to Metal Products Company, by deed from James E. Malone and wife, of record in Book 1491, page 228, Register's Office for Davidson County, Tennessee; thence, with the said Metal Products Company's line, South 61 deg. 34' West, 200.75 feet; thence, North 29 deg. 37' East, 152 feet; thence, South 70 deg. 12' East, 107.78 feet to the beginning, containing 8,070 square feet or 0.18 acre, more or less.

Being the same property conveyed to Metal Products Company, a corporation, by Warranty Deed from J. B. Regen, Jr. and wife, Sara Robertson Regen, of record in Book 5168, page 623, Register's Office for Davidson County, Tennessee.

TRACT II:

Being part of Tract No. 1 on the Lands of W. W. Berry, of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, and being described according to a survey made by W. W. Turner Company, Engineers, June 3, 1947, as follows:

Beginning at a point in the North margin of Craighead Avenue, which point is 326 feet West of the westerly margin of Bransford Avenue at an iron pin; thence, North 3 deg. 23' West, 428.6 feet to an iron pin South of the bank of Brown's Creek, which iron pin is a corner of the 25-foot easement for Travelway, referred to hereinafter, as Tract No. 2; thence, up Brown's Creek, South 61 deg. 37' West, 200 feet to an iron pin; thence, South 22 deg. 37' West, 223 feet to an iron pin; thence, South 6 deg. 26' West, 120.8 feet to an iron pin in the North margin of Craighead Avenue, said point being 9 feet East of the easterly abutment of a bridge across Brown's Creek, as measured along the North margin of Craighead Avenue; thence, with the margin of said Avenue, South 84 deg. 49' East, 28 feet to a stake, and South 87 deg. 53' East, 272 feet to the point of beginning, containing 2.1 acres, more or less.

TRACT III:

Being a 25-foot easement for a travelway running from the northeast corner of the above tract to Bransford Avenue, and more particularly described as follows:

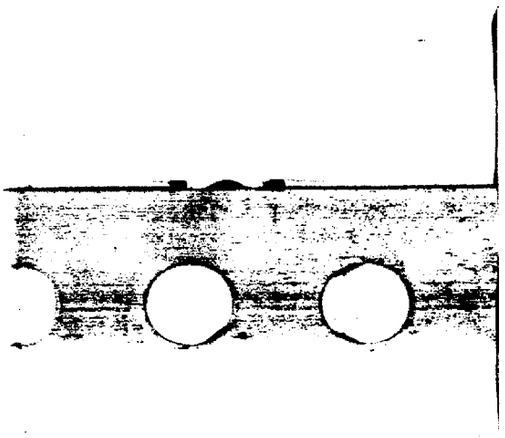
Beginning at an iron pin at the northeast corner of the above tract of 2.1 acres, and running thence, North 40 deg. East, to the westerly margin of Bransford Avenue; thence, with the margin of same, southerly 25 feet to a point; thence, South 40 deg. West to a point in the easterly line of said 2.1 acre tract 25 feet South of the iron pin at the beginning point; thence, with the easterly line of said 2.1 acre tract, North 3 deg. 23' West, 25 feet to the beginning.

INCLUDED in the above description, but specifically EXCLUDED therefrom, is the following described property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Metal Products Company, of record in Book 4444, page 418, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the present North margin of Craighead Street, which point is 326 feet West of the westerly margin of Bransford Avenue; thence, North 3 deg. 23' West, 7.87 feet along the property line between M. S. Proteat and Metal Products Company, to a point in the new relocated North margin of Craighead Street; thence, westerly 275.00 feet along the new relocated North margin of Craighead Street to a point; thence northerly 18.0 feet along the new relocated North margin of Craighead Street to a point; thence, westerly 22.6 feet along the new relocated North margin of Craighead Street to a point; thence, South 6 deg. 25' West, 27.15 feet along the property line between Metal Products Company and J. B. Regen, to a point; thence, South 84 deg. 49' East, 28 feet along the present North margin of Craighead Street to a point; thence, South 87 deg. 53' East, 272 feet along the present North margin of Craighead Street to the point of beginning, containing 2,970 square feet, more or less.

Being the same property conveyed to J. Grandstaff Dale, and Perry Dale, Jr., d/b/a Dale's, by deed from Metal Products Company, a Tennessee corporation, of record in Book 5736, page 356, Register's Office of Davidson County, Tennessee.

Exhibit "A"



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7396 PAGE 475

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

400000.00- CAMT.
1120.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1129.50-
9731A11/05/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:00:52

IDENTIFICATION REFERENCE

Nov 5 10 14 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33003