FILED

JEH1375:03/07/88
WNB042-001

BOOK 7486 PAGE 424

FROM: Charles N. Brown and
Beatrice R. Brown
TO: BCE Investment Company

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS (JEH)
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:	Send Tax Bills To:	Map-Parcel No.
BCE Investment Company 511 Bridgeway Avenue ~~Nashv~~ Old Hickory, Tennessee 37138	Same	Map 44 Parcel 32

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $145,000.00.

Charles N. Brown
Affiant

Subscribed and sworn to before me, this the 11th day of March, 1988.

E. H. Hutter
Notary Public

My Comm. Expires: 9-9-89

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CHARLES N. BROWN and wife, BEATRICE R. BROWN, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto BCE INVESTMENT COMPANY, a Tennessee corporation, herein called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said Property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 511 Bridgeway, Nashville, Tennessee 37138.

GRANTORS do hereby expressly reserve unto themselves, their heirs, successors and assigns, rights of way and easements over and across the Property for the purpose of installation, maintenance, protection, operation, repair, construction, replacement and removal of utilities and required utility lines, said easements being described generally as follows:

a. A ten (10) foot wide easement running with the southeasterly right-of-way of Old Hickory Boulevard along the northwesterly boundary line of the Property, said easement beginning at a point in the northeasterly corner of the Property, said point being the northwesterly corner of that property conveyed to Stringfellow Lumber Co., by deed of record in Book 4909, page 877, Register's Office for Davidson County, Tennessee, continuing with the southeasterly right of way of Old Hickory Boulevard running with the northwesterly boundary

line of the Property N 52° 21' 56" E, a distance of 283.99 feet to a point in the northwesterly corner of the Property, said point being the northeasterly corner of that property conveyed to Exxon Corporation, by deed of record in Book 4453, page 823, Register's Office for Davidson County, Tennessee, said easement being more particularly described as "10' Water Service Line Easement For Lot 2" on the plat of record in Book 6900, page 597, Register's Office for Davidson County, Tennessee, a copy of which plat is attached hereto as Exhibit B.

b. A twenty (20) foot wide easement running with the northeasterly boundary line of that property conveyed to Exxon Corporation, by deed of record in Book 4453, page 823, Register's Office for Davidson County, Tennessee, and running along the southwesterly boundary line of the Property, said easement beginning at a point in the northwesterly corner of the Property, said point being the northeasterly corner of that property conveyed to Exxon Corporation, by deed of record in Book 4453, page 823, Register's Office for Davidson County, Tennessee, continuing with the common boundary line of the Property and the Exxon Corporation property, N 37° 43' 58" W, a distance of 283.56 feet to a point in the southwesterly corner of the Property, said easement being more particularly described as "20' Water and Sanitary Sewer Service Line Easement For Lot 2" on the plat of record in Book 6900, page 597, Register's Office for Davidson County, Tennessee, as copy of which plat is attached hereto as Exhibit B.

Said easements are hereby reserved by GRANTORS unto themselves, their successors, heirs and assigns, for the purpose of installation, construction, maintenance, protection, operation, repair, replacement and removal of utility service lines and utilities to serve that property owned by GRANTORS, described more particularly as Lot 2 of the Resubdivision of Brown Manufacturing, as shown on the plat of record in Book 6900, page 597, Register's Office for Davidson County, Tennessee. Further, GRANTORS reserve unto themselves, their successors, heirs and assigns, a temporary general blanket construction easement over the Property as necessary for use in the actual construction and installation of the utilities and the utility service lines, said temporary construction easement to cease to exist upon completion of the initial construction and installation of the utilities and utility service lines. GRANTEE hereby joins in this conveyance and reservation for the purpose of consenting to the reservation of easements herein for the purpose stated herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors, and assigns, forever, and 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, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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. Wherever 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 7th day of March, 1988.

BCE INVESTMENT COMPANY, a
Tennessee corporation

BY: Terry L. Buckner

TITLE: President

Charles N. Brown
CHARLES N. BROWN

Beatrice R. Brown
BEATRICE R. BROWN

"GRANTEE" "GRANTORS"

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Dan E. Huffstutter, a Notary Public in and for said County and State, the within named Charles N. Brown and Beatrice R. Brown, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of March, 1988.

Dan E. Huffstutter
NOTARY PUBLIC

My Commission Expires: 9-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Dan E. Huffstutter, a Notary Public in and for the County and State aforesaid, personally appeared Harry J. Bucklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be President of BCE Investment Company, a Tennessee corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 7th day of March, 1988.

Dan E. Huffstutter
NOTARY PUBLIC

My Commission Expires: 9-9-89

EXHIBIT A

Land in Davidson County, Tennessee, being known as Lot 1 of the Resubdivision of Brown Manufacturing, of record in Book 6900, page 597, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being part of the same property conveyed to Charles N. Brown and wife, Beatrice R. Brown by Warranty Deed from Gene Jackson, Joe D. Kelley and Glenn Burks, the Trustees of the Old Hickory Assembly of God, of record in Book 5942, page 225, Register's Office for Davidson County, Tennessee.

JEH1380

JEH1377:03/07/88
WNB042-001

EXHIBIT A

1. 1988 Metropolitan Government taxes--a lien but not yet due and payable.

2. 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.

3. Restriction against the sale or storage of gasoline, diesel or other motor fuels for a period of fifteen years in the deed from Exxon Corporation to Old Hickory Assembly of God of record in Book 5223, page 11, said Register's Office.

4. Reservation for a 10-foot right of way and easement for one-inch water line in the deed from Exxon to Old Hickory Assembly of God, of record in Book 5223, page 11, said Register's Office.

IDENTIFICATION REFERENCE
MAR 8 11 42 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
10960

EXHIBIT B

BOOK 7486 PAGE 429

OLD HICKORY BLVD. (60' R.O.W.)

N 37° 43' 58" W 293.43'

N 38° 34' 18" E 283.96'

S 52° 21' 56" W 288.15'

N 9° 34' 55" E 72.01'

BROWN MANUFACTURING

1.86 ± ACRES
81,119 SQ. FT.
(1)
(R2)

ASPHALT PARKING & DRIVE

CONC. RAMP

EXXON

(R1)
EXXON
BOOK 4483, PAGE 522
R.O.D.C., TN.

3.46 ± ACRES
150,511 SQ. FT.
(2)
(R2)

2.5'x30' U.A.E.

CONC. MON. (SET)

260'± ROAD

ROBINSON ROAD (R.O.W. VA

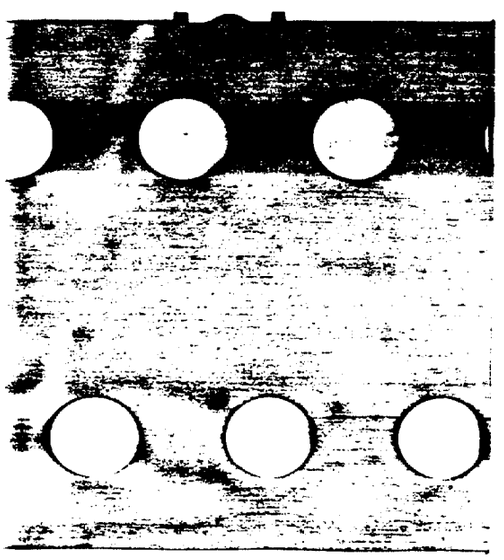
L= 608.77'

Δ= 29° 35' 38"
R= 1180.85'
L= 608.77'
T= 311.85'
CH= 602.05'
BRG.= N 83° 36' 36" W
SEC.= 16,774.67 SQ. FT.

TELEPHONE 615/ 242-8236
CIVIL ENGINEERING & LAND SURVEYING
JOSEPH E. AHLER & ASSOCIATES
613 SECOND AVE. SOUTH
NASHVILLE, TENNESSEE
37210

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 7486 PAGE 430

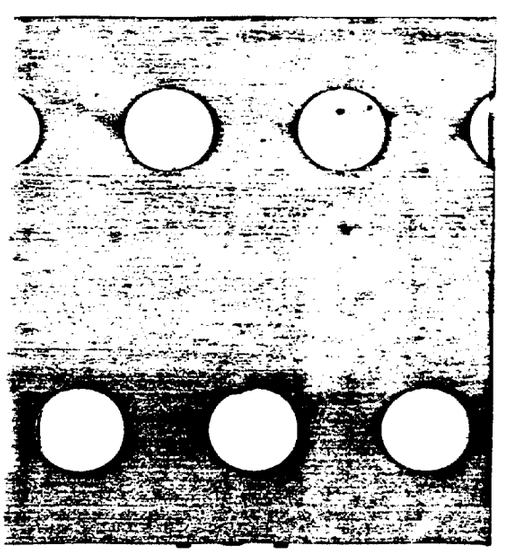
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
145000.00
CON TX 406.00
PRFEE 0.50
WDEED 18.00
~~TOTAL 424.50~~
~~CHECK 424.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/08/88 01 11:44 0001 3911



I 0960

IDENTIFICATION REFERENCE

MAR 8 11 41 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68576