THE NAME AND ADDRESS OF A PROPERTY OWNER:
Tommy D. Eaves et al
7127 Cockrill Bend Industrial Rd.
Nashville, Tennessee 37209

THIS INSTRUMENT PREPARED BY:
HERBERT R. RICH
Attorney at Law
213 Third Avenue, North
Nashville, Tennessee 37201

mail

04/21/1989 0121 03CHECK 1826.50

SEND TAX BILLS TO:
Same

MAP - PARCEL NUMBER:
79-55

W A R R A N T Y D E E D

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **JEROME ROSENBLUM** and **ALFRED SHEPARD** ("Grantor"), have bargained and sold, and hereby transfer and convey to **TOMMY D. EAVES, JEROME C. HENSON, III,** and **H. DALE ROARK**, as tenants in common ("Grantees"), their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

> **LAND** in the 8th Civil District of Davidson County, Tennessee, being Lot 2 of the Resubdivision of Lots 1 & 2 of Section 6 of The Cockrill Bend Industrial Park as Recorded in Plat Book 6900, Page 441, of the Register's Office of Davidson County, Tennessee, and described as follows:
>
> **BEGINNING** at a point in the southerly margin of Cockrill Bend Industrial Road at an iron pin approximately 2354 feet more or less in a westerly direction from the centerline of Centennial Boulevard and being the northeast corner of said Lot 2; thence leaving the southerly margin of Cockrill Bend Industrial Road, S 12 degrees 23' 28" E, 397.75 feet to an iron pin; thence S 77 degrees 36' 23" W, 124.00 feet to an iron pin; thence N 12 degrees 23' 34" W, 397.93 feet to an iron pin in the southely margin of Cockrill Bend Industrial Road; thence along the southerly margin of said road, N 77 degrees 35' 00" E. 75.36 feet to an iron pin; thence along a curve to the right having a radius of 4955.00 feet, length of 48.64 feet to the beginning, containing 1.13 acres, more or less.
>
> **BEING** the same property conveyed to Jerome Rosenblum and Alfred Shepard, as tenants in common by deed from Patterson Street Properties, a Tennessee General Partnership, etc. of record in Book 7637, Page 566, Register's Office for Davidson County, Tennessee.

This is improved property known as 7127 Cockrill Bend Industrial Road, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with the hereditaments, appurtenances, estate, title, and interest thereto appertaining, to the said Grantees, their heirs and assigns, forever.

And Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to convey the Property; and the Property is unencumbered, except: (1) taxes for 1988, a lien not yet due and payable, and (2) the Plan of record in Book 6900, Page 441, said Register's Office, shows an Owners Certificate, a 10 foot easement for public utility and drainage purposes along

the south and west lines of said lot, and a three foot easement for public utility and drainage purposes along the east line of said lot, and a 40 foot easement for sanitary sewers along the southerly part of said lot. The Plan of record shows 100 year flood line over a southerly portion of said lot.

Grantor further covenants to warrant and forever defend the title to the said Property to Grantees, their heirs and assigns, against the lawful claims of all persons.

Witness our hands this 21ST day of April, 1988.

JEROME ROSENBLUM

ALFRED SHEPARD

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Personally appeared before me, HERBERT R. RICH, a Notary Public in and for said County and State, the within named Jerome Rosenblum and Alfred Shepard, the 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 purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 21ST day of April, 1988.

NOTARY PUBLIC

My Commission Expires: 5-13-90.

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is six hundred fifty thousand Dollars ($650,000.00).

AFFIANT

Subscribed and sworn to before me, this the 21ST day of April, 1988.

NOTARY PUBLIC

My Commission Expires: 5-13-90.

23497

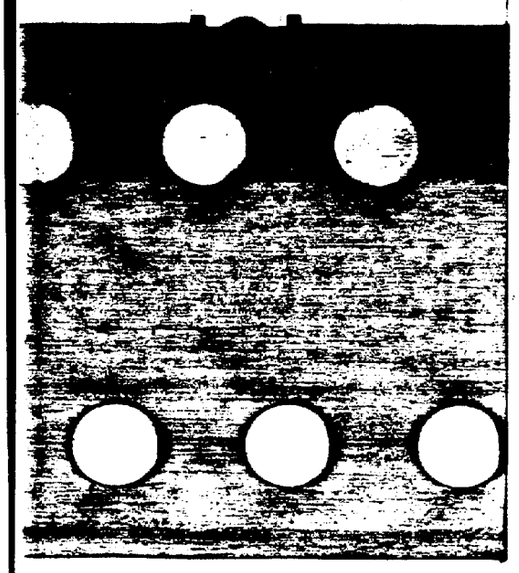
IDENTIFICATION REFERENCE

APR 21 2 41 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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



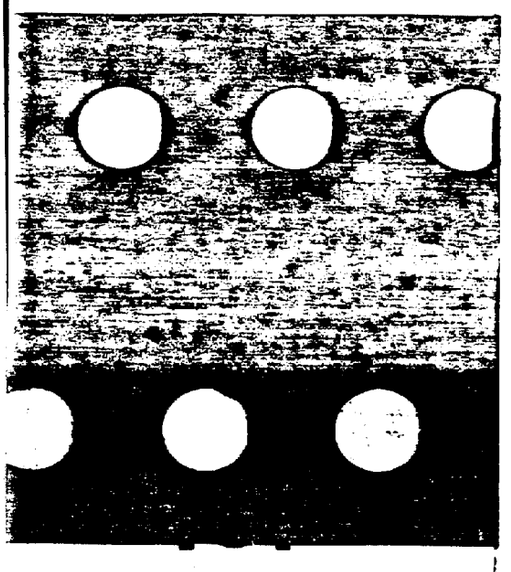
RECEIVED OF _____

FOR _____

BOOK 7523 PAGE 211

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23497

IDENTIFICATION REFERENCE

APR 21 2 41 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

	CAMT
	650000.00
CON TX	1820.00
PRFEE	0.50
WDEED	6.00
TOTAL	1826.50
CHECK	1826.50

04/21/88 01 14:43 0001 6949

No. 83057