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BOX 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF May, 1988

Notary Public

MY COMMISSION EXPIRES 7/3/91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
United Industries, Inc. (NAME)	Same/Sovran Bank-Williamson County (NAME)	23W 05675
P. O. Box 1305 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 220, Public Square (STREET ADDRESS)	083-13-0
Peytonsville Road Franklin, TN 37064 (CITY) (STATE) (P. O. ZIP)	Franklin, TN 37064 (CITY) (STATE) (ZIP)	385.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Wallace Cartwright, Trustee with full power to sell, lease, convey, assign mortgage and or encumber without joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO United Industries, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT

Land in Davidson County, Tennessee, being Lot No. 57 Block G on the plan of Lindsley Plan of record in Plan Book 2, page 92, Register's Office for said County.

Said Lot No. 57 Block G fronts 50 feet on the northerly margin of Russell Street and extends back between parallel lines, parallel of 16th Street, 160 feet to an alley.

Being the same property conveyed to Wallace Cartwright, Trustee with full power to sell, lease, convey, assign, mortgage and or encumber without joinder of any beneficiary by deed from James Lovvorn and wife, Irene Lovvorn of record in Book 7470, page 808, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the matters set forth in the above referenced plan of record.

35406

IDENTIFICATION REFERENCE

JUN 1 10 18 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0072 06/01 0101 03CHECK 132.50

This is unimproved ( ) improved (XX) property, known as 1511 Russell Street (House Number) (Street) Nashville, TN 37206 (P. O. Address) (City or Town)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging unto the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, 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. 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 my hand this 27th day of May, 1988

Wallace Cartwright, Trustee

Wallace Cartwright, Trustee

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Wallace Cartwright, Trustee with full power to sell, lease, convey, assign mortgage and or encumber without joinder of any beneficiary the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 27th day of May, 1988.

NOTARY PUBLIC

My commission expires: 2/13/89

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, 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 (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

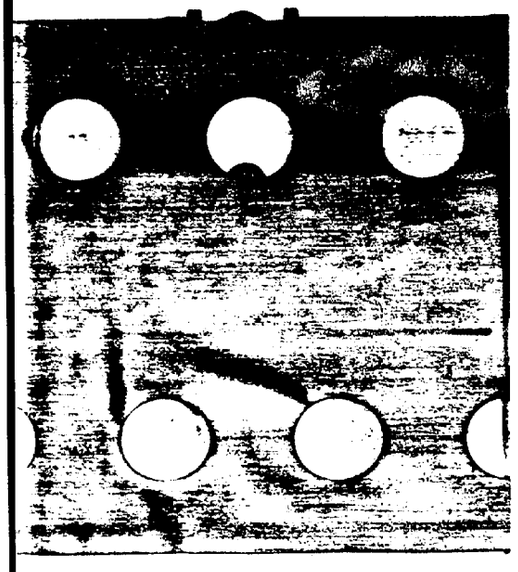
My commission expires:

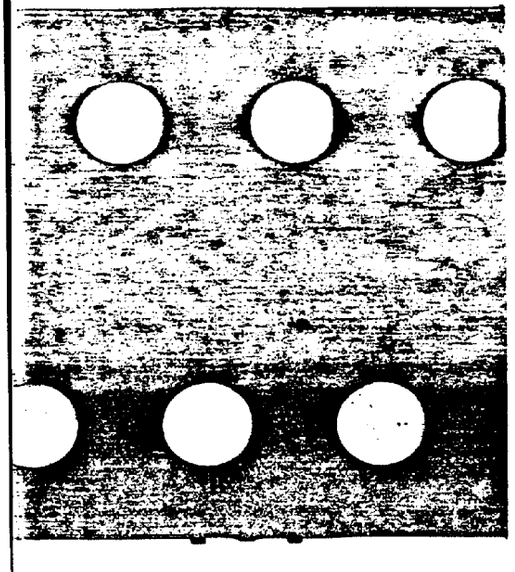
WARRANTY DEED

FROM
Wallace Cartwright, Trustee

TO
United Industries, Inc.

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027





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
			CAMT	45000.00
			CON TX	126.00
			PRFEE	0.50
			WDEED	6.00
			TOTAL	132.50
			CHECK	132.50
06/01/88	01	10:21	0001	0072

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35406

IDENTIFI REFERENCE

JUN 1 10 10 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 96982