(USS)

**This Instrument Was Prepared By:**
Claiborne K. McLemore, III, Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 7731 PAGE 695

| **Address New Owner(s):** | **Send Tax Bills to:** | **Map/Parcel:** |
|---|---|---|
| National Store-All, Inc. | -Same- | 42-12-69 |
| 21st Floor, First | | 42-12-70 |
| American Center | | 42-12-70.1 |
| Nashville, TN 37238 | | 133-10-31 |
| | | 43-9-10 |
| | | 133-5-85 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Edmund G. Bruchet and wife, Mary H. Bruchet, (the "Grantors"), have this day bargained and sold, and do hereby transfer and convey to NATIONAL STORE-ALL, INC., a Tennessee corporation, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

All that real property described on the attached Exhibit A, the terms of which are hereby incorporated herein in their entirety.

This is improved property known as 201 Williams Avenue, Madison, Tennessee, and 450 McNally Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantors covenant that they 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 as herein set out. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 27th day of November, 1988.

Edmund G. Bruchet E-G-B

Edmund G. Bruchet

Mary H. Bruchet

Mary H. Bruchet

95104

IDENTIFICATION REFERENCE

DEC 20 9 02 AM '88

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

9329 12/20 0101 03CHECK 15974.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED.

STATE OF CALIFORNIA )
)
COUNTY OF Los Angeles )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Edmund G. Bruchet and wife, Mary H. Bruchet, 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 purposes therein contained.

Witness my hand and official seal at San Dimas, California, this 17th day of November, 1988.

Lisa D. Page
Notary Public

My Commission Expires: March 16, 1990

OFFICIAL SEAL
LISA D. PAGE
Notary Public-California
LOS ANGELES COUNTY
My Comm. Exp. Mar. 16, 1990

STATE OF TENNESSEE )
)
COUNTY OF Davidson )

The actual consideration or value, whichever is greater, for this transfer is $4,835,000.00

Thomas M. Ritter
Affiant

Subscribed and sworn to before me, this 16th day of Dece', 1988.

Renee D. Gentry
Notary Public

My Commission Expires: May 13, 1990

RENEE D. GENTRY
NOTARY PUBLIC AT LARGE
TENNESSEE

A tract of land in the Second Civil District of Metropolitan Nashville-Davidson County, Tennessee, more particularly described as follows:

Beginning at a set iron pin at the intersection of the south right-of-way line of Williams Avenue and the east right-of-way line of the L & N Railroad; thence,

1. With the new right of way of Williams Avenue South 81° 40' 05" East 276.62 feet to a set iron pin, thence;

2. With said right-of-way South 17° 41' 02" West, 3.05' to an existing iron pin in the original right-of-way, thence;

3. With the said right-of-way South 81° 00' 01" East, 232.91 feet to an existing railroad spike, thence,

4. With a curve to the right, having a Delta = 82° 25' 03", Radius = 20.00', Length = 28.77', Tangent = 17.51', Chord = 26.35' and a chord bearing of South 39° 46' 28" East, to an existing railroad spike, thence,

5. With the westerly margin of a 25' alley South 01° 24' 53" West, 234.17' to an existing iron pin, thence,

6. With said margin South 01° 15' 32" West, 58.11' to an existing iron pin, thence,

7. With said margin, South 06° 22' 29" West, 331.53' to a set iron pin, thence;

8. North 78° 21' 34" West, 401.74 feet to a set iron pin, thence;

9. North 17° 41' 02" East, 326.91' to an existing painted tack in concrete, thence;

10. North 79° 51' 13" West, 272.00' to an existing iron pin, thence;

11. North 17° 02' 27" East, 293.80' to a set iron pin being the point of beginning and containing 290,906± square feet or 6.68± acres.

Being the same property conveyed to Edmund G. Bruchet and wife, Mary H. Bruchet, by deed of record in Book 6997, page 498, and to Edmund G. Bruchet and wife, Mary Helen Bruchet, by deed of record in Book 6999, page 764, and to Edmund G. Bruchet and Mary H. Bruchet, by deed of record in Book 6015, page 652, and to Edmund G. Bruchet and Mary H. Bruchet, by quitclaim deed of record in Book 6014, page 142, Register's Office for Davidson County, Tennessee. The said Mary H. Bruchet and Mary Helen Bruchet being one and the same person.

EXHIBIT A (Cont'd).



A tract of land in the First Civil District of Metropolitan Nashville Davidson County, Tennessee shown as Lot 1 on the resubdivision of lots 31 and 32 on Section Seven of Allied Industrial Park as recorded in Book 6050, page 196, R.O.D.C., Tennessee and being more fully described as follows:

Beginning at an existing iron pin on the north right of way line of McNally Drive, a 60' road, that is 467.67' more or less east of the east end of the northwest return curve at the intersection of McNally Drive and Keystone Avenue and proceeding as follows:

1. With the line between lots 33 and 32 the same being the west line of lot 1 of Allied Industrial Park as recorded in book 6050, page 196, R.O.D.C., Tennessee North 2° 46' 23" East 244.69 feet to an existing iron pin; thence,

2. With the north line of lot 1 and the south line of lots 20, 21 and 22, South 87° 03' 16" East 180.00 feet to an existing iron pin; thence,

3. With the east line of lot 1, the common line of lots 31 and 32 South 2° 45' 41" West 243.69 feet to an existing iron pin on the north right of way line of McNally Drive; thence,

4. With the said line North 87° 22' 23" West 180.05 feet to the point of beginning and containing 43,960 square feet or 1.01 acres, more or less.

Being the same property conveyed to Edmund G. Bruchet, et ux, Mary H. Bruchet, by deed recorded in Book 6127, page 784, R.O.D.C., Tennessee.

EXHIBIT A (Cont'd.)



A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee lying north of McNally Drive and west of Keystone Avenue and being lot 14E of Section 5 Allied Industrial Park as recorded in Book 4595, page 106, R.O.D.C., Tennessee and being more fully described as follows:

Beginning at a concrete monument on the north right of way line of McNally Drive at the west end of the northwest return curve at the intersection of McNally Drive and Keystone Avenue and proceeding as follows:

1. With the north right of way line of McNally Drive North 87° 22' 57" West 300.98 feet to an existing iron pin; thence,

2. Leaving McNally Drive North 2° 39' 00" East 340.83 feet to an existing iron pin; thence,

3. South 87° 24' 04" East 334.61 feet to an existing iron pin on the west right of way line of Keystone Avenue, thence,

4. With the west right of way line of Keystone Avenue South 4° 12' 36" West 316.78 feet to an existing concrete monument; thence,

5. With a 25' radius curve to the right a distance of 38.58 feet to the point of beginning, said curve has a chord bearing and distance of S 48° 28' 34" West, 34.86 feet.

The above described tract contains 112,355 sq. ft. or 2.579 acres, more or less.

Being part of the same property conveyed to Edmund G. Bruchet and wife, Mary H. Bruchet, Roy Grosenbach, Corinne B. Grosenbach and Paul E. Fliegner by deed of record in Book 5398, page 968, said Register's Office. The said Paul Fliegner, Roy Grosenbach and Corinne B. Grosenbach conveyed their interest to Edmund G. Bruchet and wife, Mary H. Bruchet by quitclaim deed of record in Book 6014, page 142, said Register's Office.

The foregoing property is subject to the following:

1. 1988 property taxes, which have been assumed by the Grantee.

2. All matters and restrictions appearing on the plan of record in Plat Book 6050, page 196, Register's Office for Davidson County, Tennessee, as to Tract No. 2.

3. All matters and restrictions appearing on the plan of record in Plat Book 4595, page 106, Register's Office for Davidson County, Tennessee, as to Tract No. 4.

4. Deed of Trust to John B. Hardcastle, Trustee, of record in Book 7102, page 487, Register's Office for Davidson County, Tennessee.

5. UCC-1 Financing Statements of record in Book 7102, page 507, and in Book 7102, page 512, Register's Office for Davidson County, Tennessee.

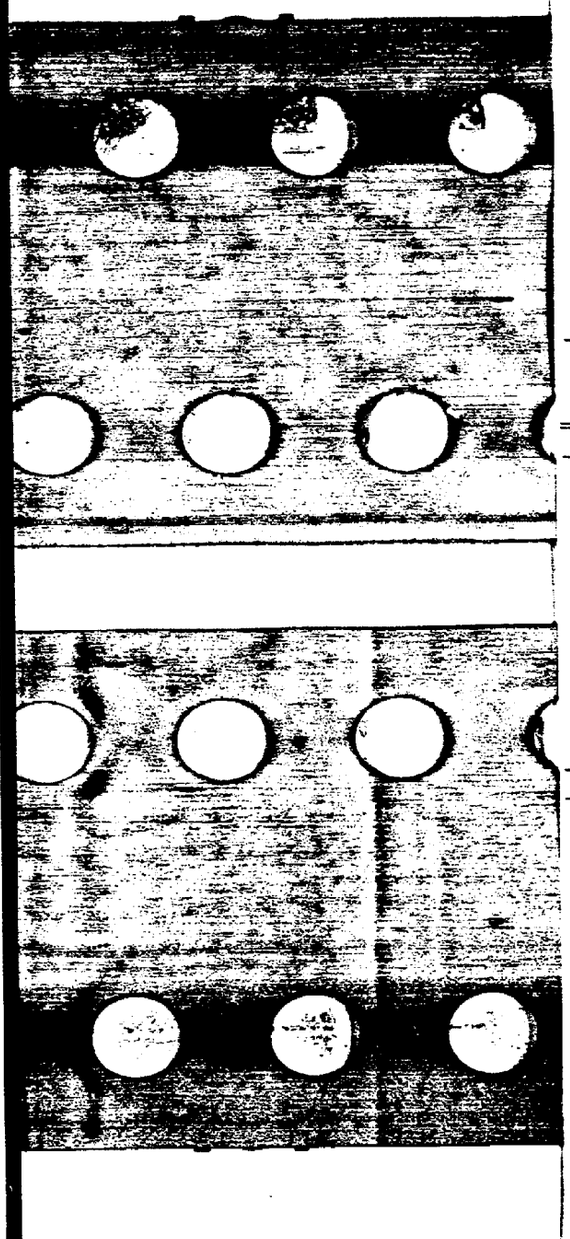
6. Easement of record in Book 3375, page 398, Register's Office for Davidson County, Tennessee, as to Tract No. 3.

7. Easement of record in Book 350, page 168, and Book 986, page 329, Register's Office for Davidson County, Tennessee, as to Tract No. 1.

8. Easement of record in Book 3072, page 275, and Book 3075, page 577, Register's Office for Davidson County, Tennessee, as to Tract No. 1.

9. Notice of Lien of record in Book 6723, page 807, Register's Office for Davidson County, Tennessee, as to Tracts Nos. 2 and 4.

10. Notice of Lien of record in Book 6723, page 810, Register's Office for Davidson County, Tennessee, as to Tract No. 1.



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

RECEIVED OF _____

FOR _____

BOOK 7731 PAGE 701

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

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|
| | | | | |

CAMT 4835000.00
CON TX 15955.50
PRFEE 0.50
WDEED 18.00
TOTAL 15974.00
CHECK 15974.00
12/20/88 01 09:02 0001 9329

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

95104.

IDENTIFICATION REFERENCE

DEC 20 9 02 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

**No.** 165488