Bk x 38

This Instrument Was Prepared By:
Jack F. King, Jr.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 7811 PAGE 593

Address New Owner(s):
Horrell Properties, Inc.
3030 Sidco Drive
Nashville, TN 37204

Send Tax Bills to
Same

Map: 118-12
Parcel: 49, 50 and 53

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, Permanent General Companies, Inc., the successor by merger to PGA Service Corporation (being the same entity as P.G.A. Service Corporation and PGA Service Corp. of Nashville, Tennessee), (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Horrell Properties, Inc., (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof.

This conveyance is made subject to:

See Exhibit B attached hereto and made a part hereof.

This is improved property known as 2917 Foster Creighton, 633 Thompson Lane and 635 Thompson Lane.

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 Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its 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, Grantor has executed this instrument on this 6th day of April, 1989.

PERMANENT GENERAL COMPANIES, INC.

By: _____

Title: President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared E. Brian Brown with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (him/~~her~~)self to be President of Permanent General Companies, Inc., the within named bargainor, a corporation, and that (he/~~she~~) as such President, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by (him/~~her~~)self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 6th day of April, 1989.

NOTARY PUBLIC AT LARGE

Connie M. Cothwright
Notary Public

My Commission Expires: 9/26/92

STATE OF TENNESSEE.)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.

_____
Affiant

Subscribed and sworn to before me, this 6th day of April, 1989.

NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

Connie M. Cothwright
Notary Public

My Commission Expires: 9/26/92

JFK0220891

EXHIBIT A

TRACT I:

Land in Davidson County, Tennessee, being Lots Nos. 84 and 85 on the Plan of Sidco, Section III, as of record in Plat Book 2663, page 41, Register's Office for said County.

Said Lots Nos. 84 and 85 adjoin and front together 211.88 feet on the westerly side of Foster Creighton Drive, and run back between parallel lines, 210 feet to the centerline of a private easement shown on said plan, measuring 211.88 feet thereon.

Being the same property conveyed to P.G.A. Service Corporation, a Tennessee corporation (now Permanent General Companies, Inc.), by deed from Henry Horrell, Fred Horrell and Steve Horrell, d/b/a Horrell Realty and Investment Company of record in Book 6958, page 759, said Register's Office.

TRACT II:

Land in the Sixth Civil District of Davidson County, Tennessee, being Lots Nos. 78, 79 and 80 on the Plan of Sidco Subdivision, Section Two, as of record in Plat Book 2331, page 93, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to PGA Service Corporation, a Tennessee corporation (now Permanent General Companies, Inc.), by deed from Thomas Henry Horrell, and wife, Kathleen B. Horrell of record in Book 7090, page 805, said Register's Office.

TRACT III:

Land in Davidson County, Tennessee, being Lots Nos. 81, 82 and 83 on the Plan of Sidco Section III, as of record in Plat Book 2663, page 41, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to PGA Service Corp., of Nashville, Tennessee (now Permanent General Companies, Inc.), by deed from Foster and Creighton Company, a Tennessee corporation of record in Book 6404, page 405, Register's Office for Davidson County, Tennessee.

1. 1989 Real Estate taxes which have been prorated and assumed by the Grantee.

2. All matters appearing on the Plan of record in Plat Book 2663, page 41, Register's Office for Davidson County, Tennessee. (TRACTS I and III)

3. Easement for sewer of record in Book 3934, page 794 Register's Office for Davidson County, Tennessee. (TRACT I)

4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4361, page 490, Register's Office for Davidson County, Tennessee. (TRACT I)

5. Easement for use of all of the sewerage, water and electrical systems and equipment in, on and over the premises of record in Book 2707, page 619, which easement and right of way as relates to the sewer system and equipment were subsequently conveyed to the City of Nashville, Public Works Department as of record in Book 3434, page 174, Register's Office for Davidson County, Tennessee. (TRACT I)

6. Easement for railroad right of way of record in Book 2499, page 86 Register's Office for Davidson County, Tennessee. (TRACT I)

7. The exception and reservation in favor of the United States of America in and to all fissionable materials as described and set forth in that certain deed of record in Book 2152, page 347, Register's Office for Davidson County, Tennessee. (TRACTS I and III)

8. Easements to the Metropolitan Government of Nashville and Davidson County for storm sewers of record in Book 4124, page 272, Register's Office for Davidson County, Tennessee. (TRACT I)

9. Deed of Trust to Otto B. Gerlach, III, Trustee(s), of record in Book 5546, page

1, Register's Office for Davidson County, Tennessee. (TRACT II)

10. Assignment of Lessor's interest in Leases of record in Book 5546, page 12, Register's Office for Davidson County, Tennessee. (TRACT II)

11. UCC-1 Financing Statement filed of record in Book 5546, page 18, Register's Office for Davidson County, Tennessee. A Continuation Statement is of record in Book 6421, page 340, Register's Office for Davidson County, Tennessee. (TRACT II) (Also filed with Secretary of State under Number 6477R).

12. Conditions of owner's certificate, a 30-foot minimum building setback line from Sidco Drive and a 50-foot setback line from Thompson Lane; a reserved private easement for railroad track and private utilities which contains an 8-inch sewer line; a 7-½ foot easement for drainage along the southerly line of Lot 78; and a 10-foot utility easement which contains an 8-inch water line along the northerly portion of Lot 80, as shown on the Plan of record in Plat Book 2331, page 93, Register's Office for Davidson County, Tennessee. (TRACT II)

13. Easement for use of all the sewage facilities and equipment in, on and over the premises of record in Book 2486, page 314 Register's Office for Davidson County, Tennessee. (TRACT II)

14. Easement for railroad right-of-way as set forth in instrument of record in Book 2499, page 79, Register's Office for Davidson County, Tennessee. (TRACT II)

15. Water mains and equipment appurtenant thereto and easements therefor have been transferred to the City of Nashville by instrument of record in Book 2244, page 611, Register's Office for Davidson County, Tennessee. (TRACT II)

16. Easements to the Metropolitan Government of Nashville and Davidson County for

storm sewers of record in Book 4124, page 292, Register's Office for Davidson County, Tennessee. (TRACT II)

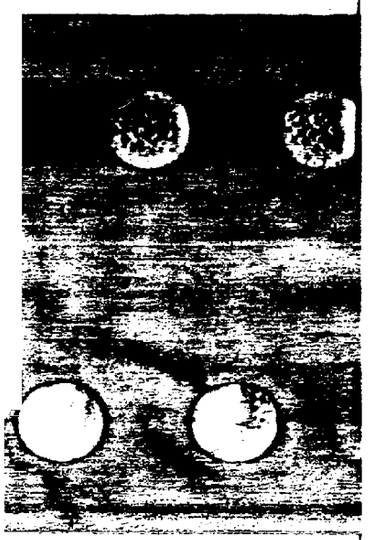
17. Water Main Easement in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3830, page 247, Register's Office for Davidson County, Tennessee. (TRACT III)

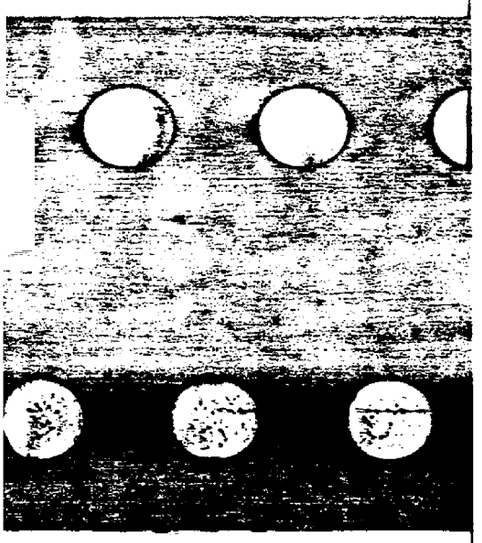
18. All easements, agreements and restrictions of record.

22930

APR 7 10 29 AM '89

JFK0220891





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

RECEIVED OF _____

FOR _____

BOOK 7811 PAGE 599

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 3000000.00
CON TX 9900.00
PRFEE 0.50
WDEED 18.00
TOTAL 9918.50
CHECK 9918.50

04/07/89 01 10:29 0001 3407

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22930

IDENTIFICATION REFERENCE

APR 7 10 29 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 197823