Map 34-11
Parcel 7

This Instrument Prepared By:

Buyer & Tax Bill:

Russell M. Oldfield
Corporate Counsel
Rogers Group, Inc.
P. O. Box 25250
Nashville, TN 37202

BOOK 7823 PAGE 599

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

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, William M. Rice and Katherine R. Rice, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto ROGERS GROUP, INC., an Indiana corporation authorized to do business in the state of Tennessee, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, state of Tennessee, described as follows, to-wit:

Being a parcel of land in the Tenth Civil District of Davidson County, Tennessee, being adjacent to the southwest corner of A. J. Coleman's Shepherd Hills Subdivision, east line of Edenwold Center and a line lying one hundred (100) feet northwardly from the parallel to centerline of the northbound main track of the Louisville and Nashville Railroad, more particularly described as follows:

Beginning at a point in the property line between the Grantor and A. J. Coleman's Shepherd Hills Subdivision, said point being in the east line of land acquired as Tract #2 by the Tennessee Property Company from the First National Company by deed dated February 9, 1959, recorded in Book 2876, page 88, in the Register's Office, Davidson County, Tennessee, said point also being one hundred (100) feet measured northwardly from and at right angles to the centerline of northbound main track, of the Louisville Division, formerly Main Stem Second Division of the Louisville and Nashville Railroad Company at Valuation Station 1859 + 90 +/- thence South 79 degrees 29' West along a line one hundred (100) feet northwardly from and parallel to said centerline of northbound main tract, a distance of four hundred fifty-eight and two tenths (458.2) feet to a point in the property line between the Grantor and Edenwold Center, the west line of the aforesaid conveyance to the Tennessee Property Company; thence North 24 degrees 52' West partially along said property line between the Grantor and Edenwold

Center, the west line of the aforesaid conveyance to Tennessee Property Company, a distance of three hundred seventy and two tenths (370.2) feet to a point in the property line between the Grantor and A. J. Coleman's Shepherd Hills Subdivision and the south line of Lot 80 of said Subdivision; thence along the property line between the Grantor and A. J. Coleman's Shepherd Hills Subdivision, the following courses and distances:

North 82 degrees 04' East, two hundred eight and five tenths (208.5) feet; South 77 deg, 40' East, sixty-two and seven tenths (62.7) feet; South 62 degrees 42' East, one hundred seventeen and two tenths (117.2) feet; South 51 deg. 54' East, thirty-seven (37) feet; South 47 degrees East, two hundred eighty and four tenths (280.4) feet to the point of beginning, containing two and ninety-five hundredths (2.95) acres, more or less, and being a part of the same property conveyed to the Grantor by the Tennessee Property Company as Tract #16, by deed dated August 6, 1963, recorded in Book 3612, page 487, in the office aforesaid.

It is the intent of this conveyance to convey only Tract #2 as conveyed to the Tennessee Property Company by the First National Company as set out above, excepting therefrom all land lying south of a line lying one hundred (100) feet northwardly from and parallel to said centerline of northbound main track.

Being the same property conveyed to William M. Rice and Katherine R. Rice by deed from Louisville and Nashville Railroad Company, a Kentucky corporation, of record in Book 5388, page 697, Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Agreement for Dedication of Easement for Sanitary; Sewer and/or Storm Drainage of record in Book 5631, page 238, Register's Office for Davidson County, Tennessee granted Metropolitan Government of Nashville and Davidson County.

This conveyance is further subject to Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5677, page 610, as corrected in Book 5740, page 925, Register's Office for Davidson County, Tennessee granted Hendersonville Utility District.

This conveyance is further subject to easements for tracks and rights-of-way of railroad and any easements or rights granted by the railroad thereover.

This conveyance is further subject to easement for flow of Grizzard's Branch Creek.

This conveyance is further subject to easement for right-of-way of electric power lines granted TVA as of record in Book 1163, page 587, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to a perpetual easement and right to flood premises or such part thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River, with all other and additional rights as are fully set out in Deed of Flowage Easement from Glencliff Estates, Inc. to United States of America, dated May 5, 1954, filed May 19, 1954, and recorded in Book 2279, page 1, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said Grantee 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 Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 24th day of April, 1989.

William M. Rice

William M. Rice

Katherine R. Rice

Katherine R. Rice

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Rice and Katherine R. Rice the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 24th day of April, 1989.

Shirley N. Ostrander

Notary Public

The actual consideration or value, whichever is greater, for this transfer is Thirty-Five Thousand Dollars ($35,000.00).

William M. Kyle
Affiant

Subscribed and sworn to before me this the 24th day of April, 1989.

Shirley H. Arrand
Notary Public

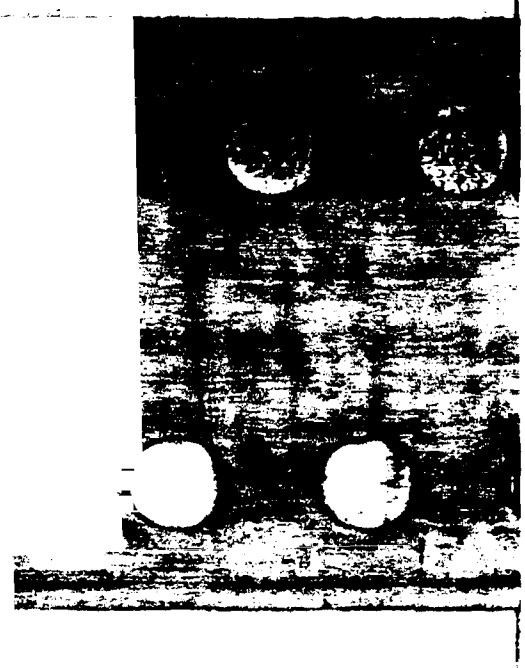
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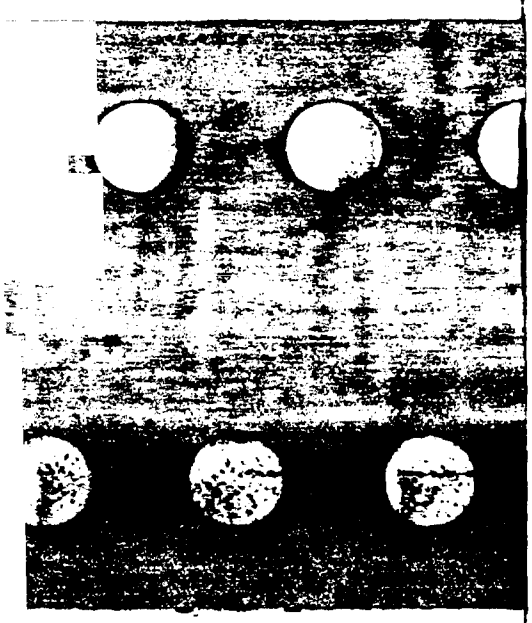
My Commission Expires: July 18, 1992

27303

APR 24 3 55 PM '89

8632 04/24 0101 03CHECK 128.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7823 PAGE 603

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 35000.00
CON TX 115.50
PRFEE 0.50
WDEED 12.00
TOTAL 128.00
CHECK 128.00
04/24/89 01 15:56 0001 8632

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27303

IDENTIFICATION

APR 24 3 55 PM '89

FELIX Z. WILSON, II
REGISTER DAVIDSON COUNTY

No. 202983