THIS INSTRUMENT PREPARED BY:
Michael D. Arri
Greensfelder, Hemker & Gale, P. C.
1800 Equitable Building
10 South Broadway
St. Louis, MO 63102-1774

Box 62

NAME & ADDRESS NEW OWNER AND SEND TAX BILLS
Todd Real Estate & Investment Co.
12970 Maurer Industrial Drive
St. Louis, Mo. 63127

MAP/Parcel No. 92-4-3;

WARRANTY DEED

For and in consideration of the sum of One Hundred Dollars ($100.00) paid by Todd Real Estate & Investment Co., the receipt of which is hereby acknowledged, the undersigned, CHAS. TODD CORPORATION, a Missouri corporation licensed to do business in the State of Tennessee, said corporation having been formerly named Chas. Todd Overall Cleaning Co., has bargained and sold, and by these presents does hereby transfer and convey unto the said TODD REAL ESTATE & INVESTMENT CO., a general partnership of the State of Missouri, address: 12970 Maurer Industrial Drive, St. Louis, Missouri 63127, the Grantee herein, and its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Phillips & Buttorff Corporation of record in Book 5200, page 169, Register's Office for said County, described as follows:
>
> Beginning at an iron pin in the Easterly Right-of-Way of 14th Avenue, North, said iron pin being the Northwesterly corner of Lot No. 2 of the Phillips & Buttorff Corporation's property as of record in Book 5200, page 169, Register's Office for Davidson County, Tennessee, and located in the center line of the Illinois Central Railroad's 25 feet easement and tract; said iron pin is located South 30° 16' East, a distance of 177.72 feet from a concrete monument located in the Southeasterly corner of the Intersection of Herman Street and 14th Avenue, North; thence, leaving the Right-of-Way of 14th Avenue, north and following a new line which runs in the Illinois Central Railroad's 25 feet easement, North 48° 10' 00" East a distance of 135.34 feet to an iron pin; thence, north 60° 06' 30" East a distance of 287.25 feet to an iron pin in the center line of said railroad easement; thence, leaving the center line of said railroad easement and tract, South 30° 15' 30" East a distance of 117.31 feet to a P & K nail in a concrete

pad; thence, South 59° 44' 30" West a distance of 419.82 feet to an iron pin in the Easterly Right-of-Way of 14th Avenue, North; thence, following the Easterly Right-of-Way of 14th Avenue, North, North 30° 16' 00" West a distance of 91.99 feet to the point of beginning.

Being the same property conveyed to H. Rodes Hart by deed from Phillips & Buttorff Corporation, of record in Book 5445, page 736, said Register's Office.

Subject to restrictions, conditions, easements and rights-of-way of record, if any.

TO HAVE AND TO HOLD the said lot or parcel of land, with the appurtenances, estate, title and interests thereto belonging to the said Grantee and its successors and assigns forever. And the undersigned does hereby covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered.

And the undersigned does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to said land to the said Grantee, and its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed this 31st day of December, 1985.

CHAS. TODD CORPORATION

By Thomas Fucoloro
its President

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

On this 31st day of December, 1985, before me appeared Thomas J. Fucoloro to me personally known, who, being

by me duly sworn, did say that he is the President of Chas. Todd Corporation, a Corporation of the State of Missouri, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors; and said Thomas J. Fucoloro acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

NOTARY PUBLIC SEAL

My term expires: 6/6/86

Harry E. Wellbrock
Notary Public

STATE OF MISSOURI)
) SS
COUNTY OF ST. LOUIS)

The undersigned hereby swears that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,800.00 XX, which amount is equal to or greater than the amount which the property tranferred would command at a fair voluntary sale.

W. Layton Stewart
Affiant

Subscribed and sworn to before me this 31st day of December, 1985.

NOTARY PUBLIC SEAL

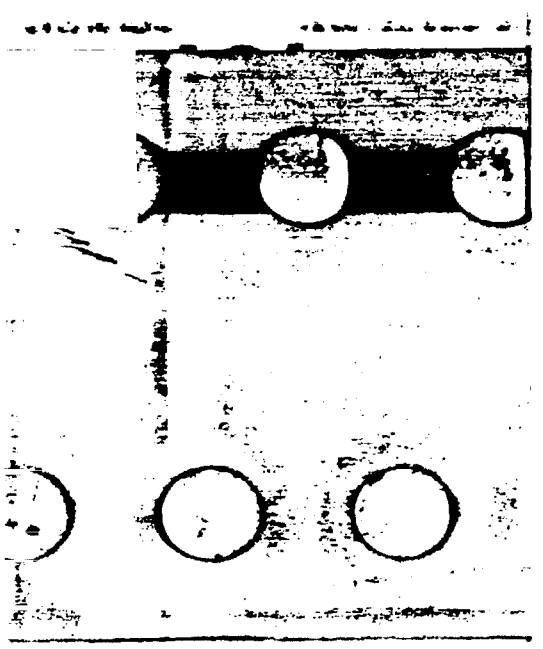
My term expires: 11/30/86

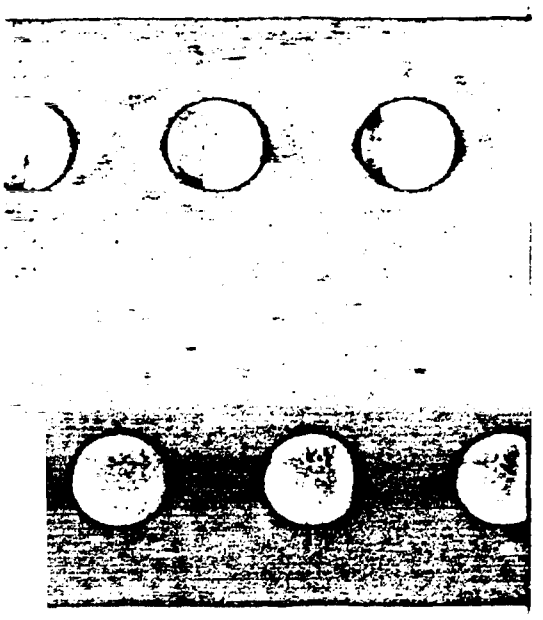
Amelia L. Childers
Notary Public

This instrument was prepared by:

W. Layton Stewart
Attorney at Law
314 N. Broadway
St. Louis, MO 63102
314-241-8544

IDENTIF. REFERENCE
AUG 8 1 47 PM '89
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.
642 08/08 0101 03CHECK 1005.94
56046





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7909 PAGE 840

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
310800.00

CON TX	995.94
PRFEE	1.00
WDEED	9.00
TOTAL	1005.94
CHECK	1005.94

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/08/89 01 13:49 0001 3642

56046

IDENTIF. REFERENCE

AUG 8 1 47 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236947