THIS INSTRUMENT PREPARED BY:
JOHN L. VAN CLEAVE
Suite 300, 214 Second Avenue, North
Nashville, Tennessee 37201

BOOK 8015 PAGE 334

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM A. SNEED 1138 Second Avenue, North Nashville, Tennessee 37208	SAME	Map 82-9 Parcels 431 & 458

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,400,000.00.

W A Sneed
Affiant

SUBSCRIBED AND SWORN to before me this 19th day of December, 1989.

Notary Public

My Commission Expires:

1-9-91

NOTARY PUBLIC DAVIDSON COUNTY

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration the receipt of which is hereby acknowledged, the undersigned, WASCO, INC., a Tennessee corporation, hereinafter "GRANTOR", has this day bargained and sold and does hereby transfer and convey unto WILLIAM A. SNEED, hereinafter "GRANTEE", his heirs and assigns, certain real estate described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE, its successors and assigns forever. 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 disclosed on Exhibit "A".

GRANTOR further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said GRANTEE, his heirs and assigns, against the lawful claims of all persons.

WITNESS our hands this 19th day of DECEMBER, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officer on said day and date.

WASCO, INC.

By: Brent S Sneed
Title: SEC-TREAS

92832

IDENTIFICATION REFERENCE

Dec 29 3 13 PM '89

DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Misty Laney, of the state and county aforesaid, personally appeared Brad L. Pruitt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary-Treasurer of WASCO, INC., a Tennessee corporation, the within named bargainor, and that he as such Secretary-Treasurer being duly authorized executed the foregoing instrument for the purpose therein contained, by signing as Secretary-Treasurer.

WITNESS my hand and official seal at Nashville, Tennessee, this 19th day of September, 1989.

Misty Laney
Notary Public

My Commission Expires:

1-9-91

EXHIBIT "A"

TRACT I:

A tract of land located in Davidson County, Tennessee, being Lot Number 1, as shown on the Plan of W. C. Bush and Co.'s, Resubdivision of Lots 36 and 61, and part of Lots 35 and 62 on the Plan of Hugh McGavock's Addition, as of record in Book 5190, page 627, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a lead plug set in the sidewalk at the southeast corner of the intersection of the East R.O.W. of Second Avenue North and the South R.O.W. of Madison Street, and proceeding as follows:

With said R.O.W. of Madison Street, N 59 degrees 34' 48" E, a distance of 365.19 feet to an iron pin, set in the West R.O.W. of First Avenue North;

Thence, with said R.O.W. of First Avenue North, S 30 degrees 29' 52" E, a distance of 169.00 feet to an iron pin;

Thence, leaving said R.O.W., S 59 degrees 34' 48" W, a distance of 365.19 feet to a lead plug set in said R.O.W. of Second Avenue North;

Thence, with said R.O.W. of Second Avenue North, N 30 degrees 29' 52" W, a distance of 169.00 feet to the beginning and containing 1.42 acres, more or less.

TRACT II:

Being Lots Nos. 7, 8, 9, 10, 11, 12, 13, 14 and 15, and the north part of Lot No. 16 on the Map of Hugh McGavock's Addition, as of record in Book 21, page 77, said Register's Office, and being part of Lots Nos. 3 and 4 on the Plan of H. W. McGavock Addition, as of record in Book 17, page 640, said Register's Office, described according to a survey made by Barge, Waggoner, Sumner & Cannon, dated June 12, 1979, as follows:

Beginning at an existing iron pin in the easterly margin of Third Avenue, North, located 207.00 feet southerly from the south margin of Madison Street and being the northwest corner of Anna Arnold, of record in Book 5064, page 254, R.O.D.C., Tenn.;

Thence, with the east margin of Third Avenue, North, N 30 degrees 29' 52" W, 191.96 feet to a lead plug;

Thence, with a curve to the right having a central angle of 90 degrees 09' 36", a radius of 15.00 feet, 23.60 feet to an iron pin;

Thence, with the southerly margin of Madison Street, N 59 degrees 39' 44" E, passing an iron pin at 126.25 feet, a total distance of 253.72 feet to an iron pin;

Thence, with a curve to the right having a central angle of 89 degrees 50' 24", a radius of 15.00 feet, 23.52 feet to an iron pin;

Thence, with the westerly margin of Second Avenue, North, S 30 degrees 39' 52" E, 474.24 feet to a lead plug in the north margin of Jefferson Street;

Thence, with Jefferson Street, S 69 degrees 19' 12" W, 143.09 feet to a fence corner;

Thence with the north line of Anna Arnold, N 30 degrees 40' 27" W, 258.20 feet to an iron pin;

Thence, S 59 degrees 39' 41" W, with the north line of Arnold, 141.92 feet to the point of beginning.

Containing 2.22 acres, more or less.

Being the same property conveyed to Wasco, Inc., by deed from Herbert Materials, Inc., W. G. Bush and Company, Inc. and T. L. Herbert & Sons, Inc. of record in Book 5888, page 215, Register's Office for Davidson County, Tennessee.

INCLUDED in the property described in Exhibit "A", but specifically EXCLUDED therefrom, is the following described tract:

A tract of land located in the First Civil District, Nashville, Davidson County, Tennessee, lying between Second Avenue North and Third Avenue North, and between Madison Street

and Jefferson Street, more particularly described as follows:

Beginning at an existing iron pin in the easterly margin of Third Avenue North, located 207.00 feet southerly from the South margin of Madison Street and being the northwest corner of Anna Arnold, of record in Book 5064, page 254, Register's Office for Davidson County, Tennessee; thence with the East margin of Third Avenue North, North 30 deg. 29' 52" West, 191.96 feet to a lead plug; thence with a curve to the right, having a central angle of 90 deg. 09' 36", a radius of 15.00 feet, 23.60 feet to an iron pin; thence with the southerly margin of Madison Street, North 59 deg. 39' 44" East, 126.25 feet to an iron pin; thence South 30 deg. 40' 27" East, 207.00 feet, more or less, to an iron pin; thence South 59 deg. 39' 41" West, 141.92 feet to the point of beginning.

Being the same property conveyed to William A. Sneed and Bradford S. Proctor by deed from Wasco, Inc., a Tennessee corporation, of record in Book 7571, page 444, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for 1989: A lien, due and payable.

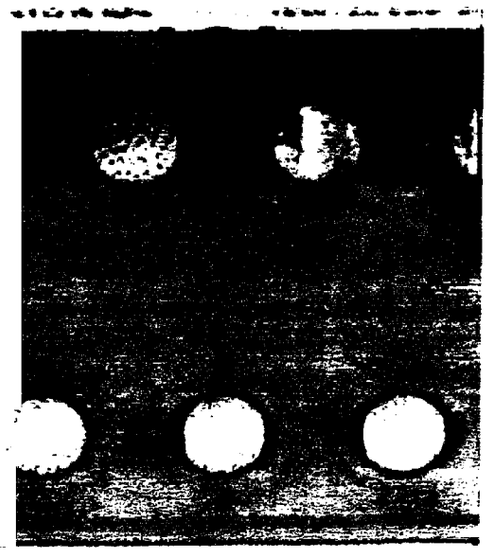
2. Permanent easement and right-of-way for street purposes as set out in Book 4865, page 671, and Book 4865, page 675, Register's Office for Davidson County, Tennessee.

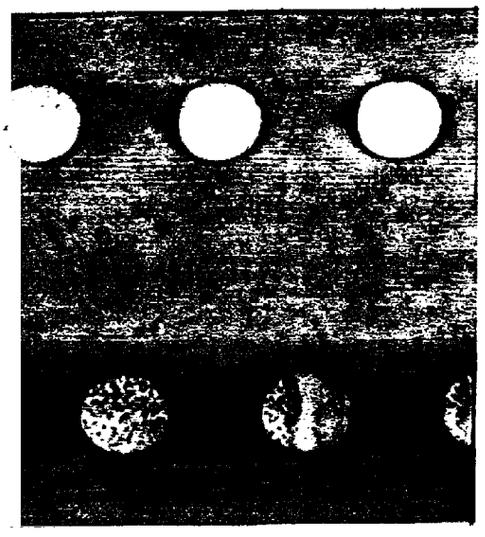
3. Survey dated June 12, 1979, by Barge, Waggoner, Sumner & Cannon, shows building encroachment.

4. Tennessee Deed of Trust, Assignment of Rents, Security Agreement, executed by Wasco, Inc., a Tennessee corporation, with its principal office at 1138 Second Avenue, North, to Julian L. Bibb, Trustee, dated September 11, 1989, and recorded September 15, 1989 at 4:16 P.M., in Book 7939, page 330, Register's Office for Davidson County, Tennessee, in favor of Third National Bank in Nashville, a national banking association, which states that it secures a debt in the principal sum of $1,300,000.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein.

5. Deed of Trust from Wasco, Inc. in favor of Third National Bank in Nashville of record in Book 70921, page 399, amended at Book 7710, page 124 and further amended at 7939, page 352, Register's Office for Davidson County, TN.

9001 12/29 0101 03CHECK 4633.00





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

RECEIVED OF _____

FOR _____

BOOK 8015 PAGE 338

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 1400000.00
				CON TX 4620.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 4633.00
				CHECK 4633.00
12/29/89	01			15:13 0001 9001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92832

IDENTIFI REFERENCE

DEC 29 3 13 PM '89

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 230108