Box 18 (KnG)

JSTWP355 01/30/90 jef

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JST)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 8036 PAGE 586

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
ConX, Inc. c/o Reemay, Inc. 70 Old Hickory Boulevard P.O. Box 511 Old Hickory, TN 37138	SAME	Map 44-14 Parcel 140

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, XENON, INC., a Tennessee corporation ("Grantor") has bargained and sold, and hereby transfers and conveys to CONX, INC., a South Carolina corporation ("Grantee"), and its successors and assigns, certain real property in the Second Civil District of Davidson County, Tennessee, more particularly described on attached Exhibit A, which is incorporated herein by this reference thereto;

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

Grantor covenants that, subject to the matters set forth on attached Exhibit B, which is incorporated herein by this reference thereto, Grantor is lawfully seized and possessed of said real property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds itself and its successors to warrant and defend forever the title to said real property to Grantee and its successors and assigns against the lawful claims of all persons whomsoever, except claims arising out of the matters set forth on attached Exhibit B.

This is improved property known as 1200 Bryan Street, Old Hickory, Tennessee 37138.

Real property taxes for 1990 have been prorated and assumed by Grantee. By its acceptance hereof, Grantee agrees to indemnify Grantor and hold Grantor harmless from and against any liability for 1990 real property taxes.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed by its duly authorized officer on this 31st day of January 1990.

0 0 5 3 7

IDENTIF. TREFERENCE

JAN 31 2 08 PM '90

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

GRANTOR:

XENON, INC.

By: Kenneth L. Verbly, President
(Title)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $450,000.

Affiant

Sworn to and subscribed before me this 31st day of January, 1990.

Notary Public

My Commission Expires:
5/8/91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kenneth L. Vurble, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of XENON, INC., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 31st day of January, 1990.

Notary Public

My Commission Expires:
5/8/91

JSTWP357 01/26/90 dr

EXHIBIT A

BEING a parcel of land in the City of Old Hickory, Second Civil District, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Bryan Street and Eleventh Street and being more particularly described according to a survey made by Barge, Waggoner, Sumner and Cannon, Inc. dated January 9, 1990, File No. 11901, as follows:

BEGINNING at an iron pin in the westerly margin of Bryan Street, said point being S 00° 45' 00" W 511.11 feet from the centerline of Eleventh Street;

THENCE leaving said margin with the northerly line of property conveyed to the Metropolitan Power Board by deeds of record in Book 1582, Page 93 and Book 2604, Page 562, R.O.D.C., the northerly terminus of Merritt Street, and the northerly line of property conveyed to Savella B. Stanford by deed of record in Book 6987, Page 716, R.O.D.C., N 89° 15' 00" W 475.50 feet to an iron pin in the easterly margin of Fuller Street;

THENCE with said margin N 00° 45' 00" E 99.00 feet to an iron pin;

THENCE with the northerly terminus of said Fuller Street N 87° 25' 32" W 46.69 feet to a concrete monument;

THENCE with the northerly line of property conveyed to Floretta Cartwright by deed of record in Book 5844, Page 818, R.O.D.C., the northerly terminus of Cunningham Street, and a portion of the northerly line of property conveyed to Old Hickory Community Church by deed of record in Book 2025, Page 87, R.O.D.C., with a curve to the left 210.87 feet to an iron pin, said curve having a central angle of 25° 20' 43", a radius of 476.70 feet, a tangent of 107.19 feet and a chord of S 77° 18' 50" W 209.16 feet;

THENCE continuing with said northerly line of the church property S 62° 35' 32" W 79.24 feet to an iron pin;

THENCE continuing with said northerly line with a curve to the right 25.08 feet to a broken concrete monument in the easterly margin of Pearcy Street, said curve having a central angle of 03° 15' 50", a radius of 440.30 feet, a tangent of 12.54 feet and a chord of S 64° 13' 30" W 25.08 feet;

THENCE with said margin N 30° 52' 15" W 51.05 feet to an iron pin;

THENCE leaving said margin with the southerly line of property conveyed to G. L. Bixenman by deed of record in Book 5223, Page 787, R.O.D.C., with a curve to the left 41.90 feet to an iron pin, said curve having a central angle of 05° 49' 36", a radius of 412.00 feet, a tangent of 20.97 feet and a chord of N 65° 30' 20" E 41.88 feet;

THENCE continuing with said southerly line N 62° 35' 32" E 32.60 feet to an iron pin;

THENCE continuing with said line and the southerly line of property conveyed to the Davidson County Board of Education by deed of record in Book 1583, Page 243, R.O.D.C., with a curve to the right 195.56 feet to an iron pin, said curve having a central angle of 21° 16' 25", a radius of 526.70 feet, a tangent of 98.92 feet and a chord of N 73° 13' 46" E 194.44 feet;

THENCE continuing with said southerly line N 83° 52' 00" E 214.46 feet to an iron pin;

THENCE with the easterly line of said Board of Education Property, the following calls:
N 04° 45' 00" E 175.40 feet to an iron pin;
S 89° 15' 00" E 100.00 feet to an iron pin;
N 00° 45' 00" E 146.80 feet to a concrete monument;
N 45° 45' 49" E 40.98 feet to an iron pin in the southerly margin of Eleventh Street;

THENCE with said margin the following calls:

with a curve to the left 78.56 feet to an iron pin, said curve having a central angle of 45° 00' 49" a radius of 100.00 feet, a tangent of 41.43 feet and a chord of S 66° 44' 36" E 76.56 feet;

S 89° 15' 00" E 155.00 feet to a concrete monument;

with a curve to the right 39.27 feet to a concrete monument in the westerly margin of Bryan Street, said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet and a chord of S 44° 15' 00" E 35.36 feet;

THENCE with said westerly margin S 00° 45' 00" W 461.11 feet to the point of beginning;

Containing 203,761 square feet or 4.68 acres, more or less.

BEING A PART of the property conveyed to Xenon, Inc. by deed from Ronny L. Pearson, et al, of record in Book 4625, page 81, Register's Office for Davidson County, Tennessee.

7986 01/31 0101 03CHECK 1501.00

EXHIBIT B

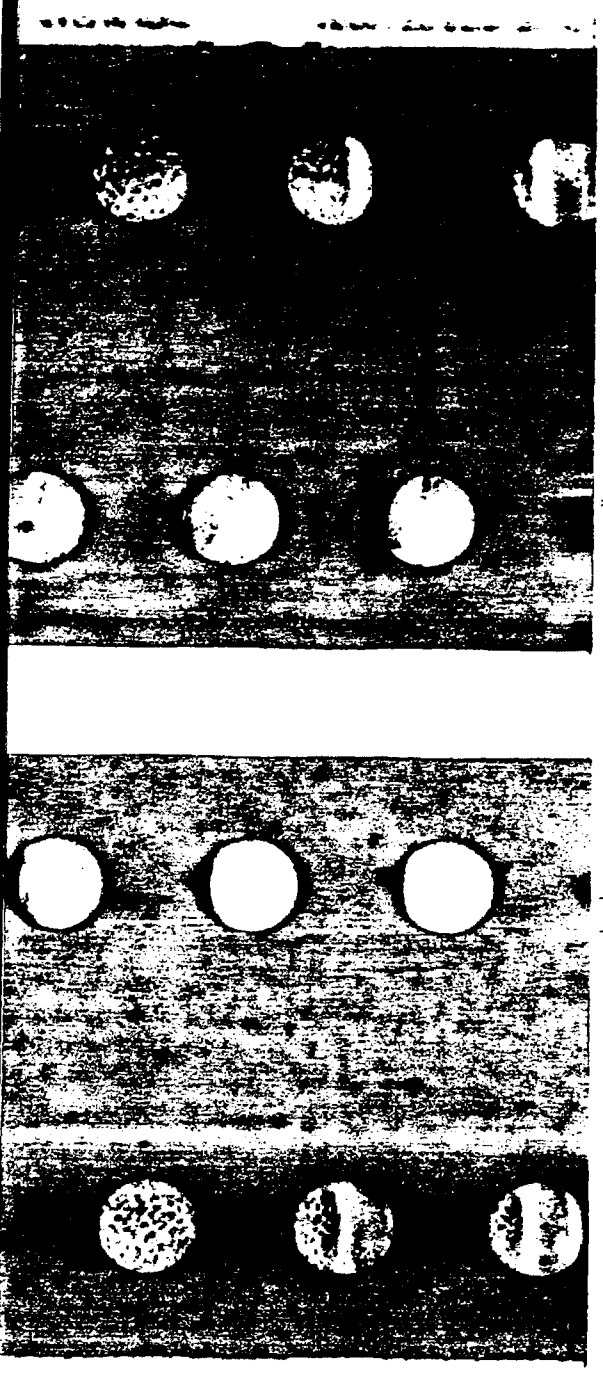
1. Real property taxes for 1990, a lien, but not yet due and payable;

2. Rights of the Tennessee Central Railroad in and to the use of a spur track and right-of-way for said spur track;

3. Restrictions and easements set forth in the instrument of record in Book 1578, page 555, Register's Office for Davidson County, Tennessee;

4. Matters set forth on the Plat Showing Ice Plant Property of record in Book 1424, page 26, said Register's Office; and

5. Matters set forth on the As-Built Survey of the Xenon Property prepared by Barge, Waggoner, Sumner and Cannon, Inc., File No. 11901, dated January 9, 1990, certified on January 19, 1990 and last revised on January 23, 1990.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8036 PAGE 591

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 450000.00
CON TX 1485.00
PRFEE 1.00
WDEED 15.00
TOTAL 1501.00
CHECK 1501.00

01/31/90 01 14:05 0001 7986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00537

IDENTIF. REFERENCE

Jan 31 2 08 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 289032