PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496
Tax 21

WARRANTY DEED BOOK 8057 PAGE 595

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Charles Guinn, Sr. P.O. Box 739 La Vergne, TN 37086	Same	Map 183 Parcel 132

FOR AND IN CONSIDERATION of the cancellation of a debt of $9,000 owed by grantor to grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Charles I. Guinn, Jr., hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto Charles Guinn, Sr., hereinafter called the grantee, his heirs and assigns, grantor's ten percent (10%) interest in certain real estate in Davidson County, Tennessee as follows to-wit:

See Exhibit A for Legal Description

This is unimproved property known as Heil Quaker Boulevard and Firestone Parkway, La Vergne, Tennessee 37086.

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, his heirs and assigns, forever; and I do covenant with the said grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for matters of record; and I 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, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

The subject property is used for commercial purposes and has never been used as a residence by the grantor.

WITNESS our hands this 2nd day of March, 1990.

Charles I. Guinn, Jr.

STATE OF TENNESSEE

9394 03/05 0101 03CHECK 39.70

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Charles I. Guinn, Jr. the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of March, 1990.

Notary Public
My commission expires: 7/18/90

IDENTIF. REFERENCE
Mar 5 11 45 AM '90
DAVIDSON COUNTY

Q 8 1 8 7

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $9,000.00.

Affiant

Sworn to and subscribed before me this 2nd day of March, 1990.

Notary Public
My commission expires: 7/8/92

EXHIBIT A

PROPERTY DESCRIPTION

A tract of land in the second civil district of Metropolitan-Nashville-Davidson County, Tennessee and being located in Interchange City Industrial Park, lying north of Firestone Parkway between Heil-Quaker Boulevard and J. P. Hennessey Drive and being more fully described as follows:

Beginning at an iron pin at the northerly return point at the east corner of the intersection of Heil-Quaker Boulevard, a 60' right-of-way, and Firestone Parkway, an 80' right-of-way, thence,

1. N 45° 33' E a distance of 374.89' with the southeasterly margin of Heil Quaker Boulevard, to an iron pin, then, westerly corner of Lot 1 Interchange City Industrial Park, Section 20, as recorded in Book 5200, Page 46, R.O.D.C., TN., thence,

2. S 44° 27' E a distance of 755.88' with the southwesterly line of Lot 1 for 380.00' and severing the lands of McDowell Development Corporation for 375.88' to an iron pin on the northerly margin of J. P. Hennessey Drive, thence,

3. Westerly with a curve to the left having a radius of 848.51' and a central angle of 25° 11' 43" (chord bearing and distance of S 58° 08' 52" W 370.13') a distance of 373.12' with the northerly margin of J. P. Hennessey Drive to a concrete monument, thence,

4. S 45° 33" W a distance of 13.67' with the northerly margin of J. P. Hennessey Drive, a 60' right-of-way to a concrete monument, thence,

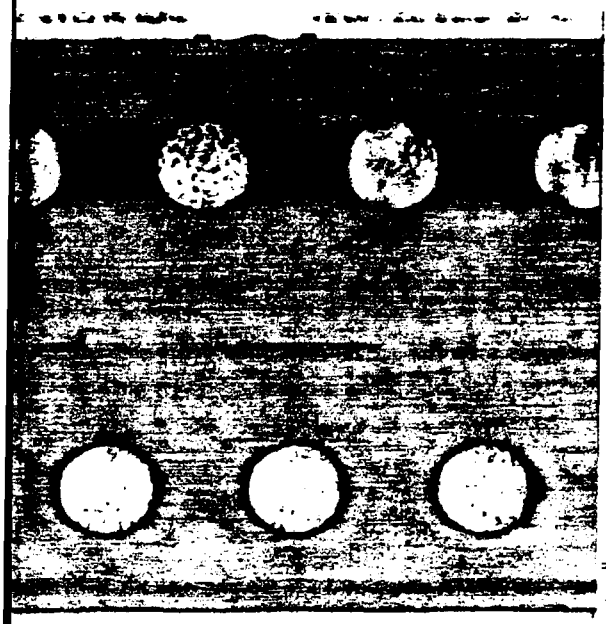
5. With a curve to the right having a radius of 25.00' and a central angle of 90° 00' (chord bearing and distance of N 89° 27' W 35.36') a distance of 39.27' to an iron pin on the easterly margin of Firestone Parkway, thence,

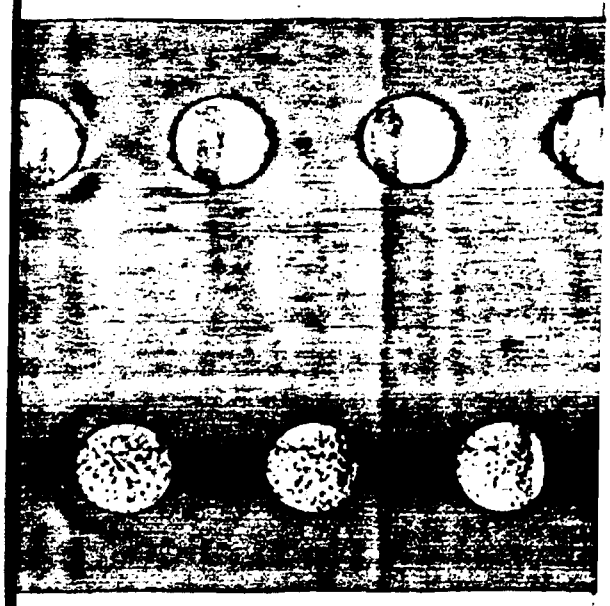
6. N 44° 27' W a distance of 625.16' with the easterly margin of Firestone Parkway to a concrete monument, thence,

7. With a curve to the right having a radius of 25.00' and a central angle of 90° 00' (chord bearing and distance of N 0° 33' E 35.36') a distance of 39.27' to the point of beginning and containing 6.41 acres.

Being the same 10% interest in said property conveyed to Charles I. Guinn, Jr. by deed of record in Book 7370, Page 713 Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.





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

RECEIVED OF _____

FOR _____

BOOK 8057 PAGE 598

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 9000.00
CON TX 29.70
PRFEE 1.00
MDEED 9.00
TOTAL 39.70
CHECK 39.70

03/05/90 01 11:43 0001 9394

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

@81487

IDENTIF. REFERENCE

MAR 5 11 45 AM '90

DAVIDSON COUNTY TN.

No. 297901