BOOK 8058 PAGE 866

File 08616

SPECIAL WARRANTY DEED

9892 03/06 0101 03CHECK 2745.70

FROM: MATLOCK TRAILER CORP.

TO: G & A, Inc., A Tennessee Corporation

NAME OF MORTGAGEE: Sovran Bank/Central South IDENTIF. TREFERENCE

MAR 6 2 26 PM '90

DAVIDSON COUNTY TN.

THIS INSTRUMENT PREPARED BY:
A. Harrison Johnson, Jr., Esquire
Baker Worthington Crossley Stansberry & Woolf
1700 Nashville City Center, 511 Union Street
P. O. Box 2866
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
		94-6-7
G & A, Inc., A Tennessee Corporation		
(NAME)	(NAME)	
22 Stanley Street		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37210		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 20000.00

Affiant

Subscribed and sworn to before me this the 6th day of March, 1990.

My commission expires: 10-9-91

(Affix seal) Notary Public

(FOR REGISTER'S USE)

FOR AND IN CONSIDERATION of the sum of TEN AND 00/100 ($10.00) DOLLARS and other good and valuable considerations, cash in hand paid by G & A, Inc., A Tennessee Corporation, (the "Grantee" herein), the receipt whereof is hereby acknowledged, the undersigned Grantor, MATLOCK TRAILER CORP., a Tennessee corporation, (the "Grantor" herein), has bargained and sold, and by these presents does transfer and convey unto the said Grantee, G & A, Inc., A Tennessee Corporation, [his, her, their, its] [heirs, successors] and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described as follows:

Land in the Third Civil District of Davidson County, Tennessee, being a certain tract or parcel of land being Lot No. 33, as shown on the Revised Plan of Visco Industrial Subdivision, Section 6, of record in Book 4175, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 225 feet on the northerly side of Visco Drive and runs back between parallel lines 966.22 feet on its westerly line, and 910.48 feet on its easterly line, to a line in the rear on which it measures 231.80 feet, and containing 4.85 acres, more or less.

Land in Davidson County, Tennessee, being Lot No. 34 as shown on the Plan of Visco Industrial Subdivision, as revised, Section 6, of record in Book 4175, Page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 225 feet on the northerly side of Visco Drive, and runs back between parallel lines 910.48 feet on its westerly line and 854.80 feet on its easterly line to a line in the rear on which it measures 231.79 feet and contains 4.56 acres, more or less.

Being the same property conveyed to Matlock Truck Body & Trailer Corporation by deed from Vine Street Realty Company of record in Book 4281, Page 482, Register's Office for Davidson County, Tennessee.

By Articles of Amendment to Charter of Incorporation of record in Book 5319, Page 139, and Book 5833, Page 699, Register's Office for Davidson County, Tennessee, the name of Matlock Truck Body and Trailer Corporation was changed to Matlock Trailer Corp.

The legal description contained herein has been furnished to A. Harrison Johnson, Jr. and Baker, Worthington, Crossley, Stansberry & Woolf by the Grantor, by third parties or from the record. A. Harrison Johnson, Jr. and Baker, Worthington, Crossley, Stansberry & Woolf assume no liability as to the accuracy thereof.

SUBJECT TO:

1. 1990 taxes, a lien, but not yet due and payable, which Grantor and Grantee have prorated at closing, and which Grantee agrees to assume and pay.

2. Easement conveyed to the United States of America by instrument of record in Book 2271, Page 285, being a flowage easement in connection with the Cheatham Lock and Dam Project on the Cumberland River.

3. Restrictive covenants contained in an instrument of record in Book 4218, Page 237, Register's Office for Davidson County, Tennessee.

4. The recorded plan of record in Book 4175, Page 39, shows an owner's certificate, an easement for sanitary sewer along Visco Drive; a 50-foot minimum building setback line along Visco Drive; a 10-foot public utilities and drainage easement along the easterly boundary of said Lot No. 34; and a 2-1/2 x 40-foot utility anchor easement along the easterly boundary of said lot at its intersection with Visco Drive; and an easement for flowage of Cheatham Reservoir of record in Book 2271, Page 285, Register's Office for Davidson County, Tennessee (Lot 34).

5. The recorded plan of record in Book 4175, Page 29, shows an owner's certificate, an easement for sanitary sewer line along Visco Drive; a 50-foot minimum building setback line along Visco Drive; a 2-1/2 x 40-foot utility anchor easement along the westerly boundary of said Lot No. 33 at its intersection with Visco Drive; and an easement for flowage of Cheatham Reservoir of record in Book 2271, Page 285, Register's Office for Davidson County, Tennessee (Lot 33).

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said G & A, Inc., A Tennessee Corporation, [his, her, their, its] [heirs, successors] and assigns, forever.

And Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of said real estate in fee simple; has a good right to convey it, and the same is unencumbered except as set out herein.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said real estate to the said G & A, Inc., A Tennessee Corporation

_____, [his, her, their, its] [heirs, successors] and assigns, against all persons claiming by, through or under it, but not otherwise.

Grantee agrees to take title in an "AS IS, WHERE IS" condition (understanding that there is no representation or warranty, expressed or implied, as to the condition of the Property or any improvements thereon, or as to the fitness of the same for any use or occupation).

Witness my hand this 2nd day of March, 1990, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

MATLOCK TRAILER CORP., A Tennessee Corporation

By: Robert J. Baer
President

STATE OF MISSOURI
COUNTY OF ST. LOUIS

Personally appeared before me, Robert J. Baer, President of MATLOCK TRAILER CORP., (the "maker"), with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

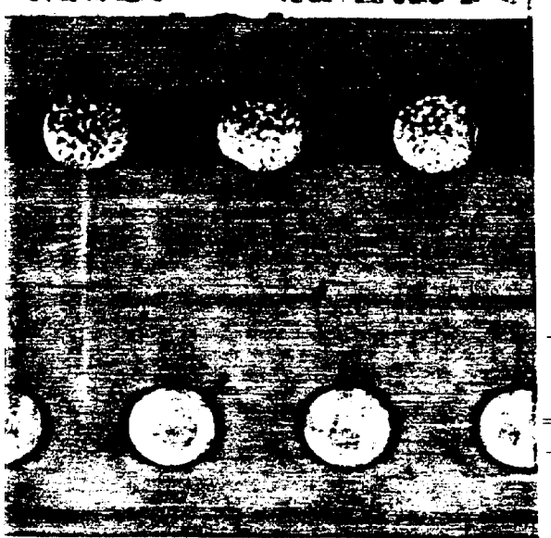
Witness my hand and seal, at office in St. Louis, Missouri, this 2nd day of March, 1990.

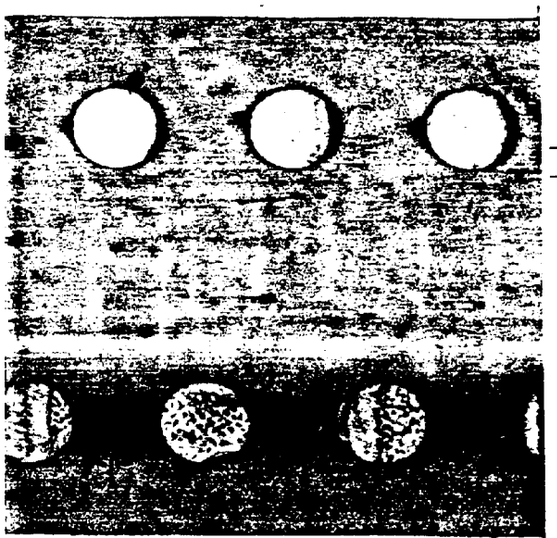
SEAL

Kimberlee Jo Miner
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

KIMBERLEE JO MINER
NOTARY PUBLIC—STATE OF MISSOURI
JEFFERSON COUNTY
MY COMMISSION EXPIRES SEPT. 5, 1993





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

RECEIVED OF _____

FOR _____

BOOK 8058 PAGE 869

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	
				829000.00
			CON TX	2735.70
			PRFEE	1.00
			MDEED	9.00
			TOTAL	2745.70
			CHECK	2745.70
03/06/90		01	14:26 0001	9892

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08616

IDENTIF. REFERENCE

MAR 6 2 26 PM '90

DAVIDSON COUNTY TN.

No. 298392