~~File Box 24~~

File Box 24 GIP

STANDARD TAX PARCEL IDENTIFIER

The property being conveyed hereby is the same as (a part of):

County ....Davidson.....Civil Dist. ..81.....Tax Map ..81...Group .....Control Map .....Parcel ..37.....

This property has a street address of ...2400 Heiman Street, Nashville, TN 37208.....

In accordance with TCA 66-34-114, the name and address of the person or agency responsible for payment of real property taxes is:

PRSS Associates
1138 Second Avenue North
Nashville, TN 37208

In accordance with TCA 66-34-115, this instrument was prepared by:

Harold Reeves, Attorney
640 Spence Lane, Suite 218
Nashville, TN 37217-0011

# TENNESSEE SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 28TH day of ..... March ... 19 90 .... by and between

GRANTOR

Southern Foundry Supply, Inc.
P. O. Box 6216
Chattanooga, Tennessee 37401

GRANTEE BOOK 8080 PAGE 919

PRSS Associates, a Tennessee general partnership

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

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

This is unimproved property known as 2400 Heiman Street, Nashville, TN 37208

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, does hereby convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of ....Nashville..... Tennessee..... ....8th...Civil District, .....Davidson.....County, Tennessee and more particularly described as follows:

Taxes for 1990 have been pro-rated and assumed by Grantee

BEING a tract of land lying in Davidson County, Tennessee, and being a portion of Lot 25 as shown on the Plan of Georgia Industrial Realty Company as of record in Book 421, page 188, Register's Office for Davidson County, Tennessee, and being bounded on the east by Cheatham County Rail Authority Railroad; on the north by EXXON Corporation; on the west by State of Tennessee, House of God Church and Marvin Bubis; on the south by Cheatham County Rail Authority Railroad; and being more particularly described according to a survey by Morrow & Associates, Inc., containing 572,920 square feet (13.15 acres, more or less) as follows:

BEGINNING at an iron pin corner common with Cheatham County Rail Authority Railroad on the west right-of-way line of Cheatham County Rail Authority Railroad, said point being located N40° 00'00"W, 1,033.00 feet from the intersection of the north right-of-way line of West Heiman Street and the west right-of-way line of Cheatham County Rail Authority Railroad:
Thence, with the west right-of-way line of Cheatham County Rail Authority Railroad, N40° 00'00"W, 2,312.80 feet to an iron pin corner common with EXXON Corporation; thence with EXXON Corporation, S88°00'00"W, 110.00 feet to an iron pin corner common with EXXON Corporation and State of Tennessee property; thence with State of Tennessee property the following bearings and distances: Thence S06°58'30"E, 226.26 feet to an iron pin; thence S50° 00'00"W, 40.00 feet to an iron pin; thence continuing with State of Tennessee property S40°00' 00"E, passing corners common with House of God Church and Marvin Bubis, a total distance of 2,190.80 feet to an iron pin corner common with Cheatham County Rail Authority in the east line of Marvin Bubis; thence with Cheatham County Rail Authority N50°00'00"E, 250.00 feet to the point of beginning.

BEING the same property conveyed to Southern Foundry Supply, Inc. by deed from SMC Industries, Inc., of record in Book 4753, page 509, Register's Office for Davidson County, Tennessee.

EASEMENT RIGHT OF WAY DESCRIPTION

BEING an 18 foot wide easement right-of-way from West Heiman Street to the south line of above described tract and being more particularly described as follows:

BEGINNING at a point in the intersection of the north right-of-way line of West Heiman Street and the west right-of-way line of Cheatham County Rail Authority Railroad; thence with the west right-of-way line of Cheatham County Rail Authority Railroad, N40°00'00"W, 1,033.00 feet to an iron pin, the southeast corner of above described tract: thence with the south line of the above described tract, S50°00' 00"W; 18.00 feet to a point; thence on a line 18 feet west and parallel to the west right-of-way line of the Cheatham County Rail Authority Railroad, S40°00'00"E, 1,023.01 feet to a point in the north right-of-way line of West Heiman Street; thence with the north right-of-way line of West Heiman Street, N77°33'21"E, 20.30 feet to the point of beginning.

Subject to easement for trunk sanitary sewer granted to City of Nashville of record in Book 3501, page 444, and subject to sanitary sewer easement granted to City of Nashville of record in Book 1945, page 596, said Register's Office.

BOOK 8080 PAGE 920

In accordance with T.C.A. 66-24-110, the character of the last preceding registered instrument relating to this property and the book and page wherein it is recorded is: Book 4880, page 612, Register's Office for Davidson County, Tennessee
Warranty Deed

The Grantor's source of title for the property hereinabove described and the book and page wherein all instruments evidencing such title is recorded is:
SMC Industries, Inc. a Tennessee corporation

Subject to indemnification and hold harmless provisions contained in purchase and sale contract dated January 29, 1990.

TO HAVE AND TO HOLD the aforesaid lot (s) or parcel (s) of land and all it's (their) privileges and appurtenances to the said Grantee forever, in fee simple, subject however to the exceptions, conditions, provisions, restrictions, reservations or encumbrances hereinabove contained.

The Grantor covenants with the Grantee that:

1. The Grantor has done nothing to impair such title as Grantor received, except as herein above set forth, and;

2. The Grantor will warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s), the day and year first above written.

Southern Foundry Supply, Inc.
Name of Corporation or Partnership

By ..... Title
Name Gary D. Chazen, President

Individual Grantor

Individual Grantor

Individual Grantor

Individual Grantor

ACKNOWLEDGEMENT BY INDIVIDUAL GRANTOR

STATE OF TENNESSEE ..... COUNTY

I, a Notary Public of the State and County aforesaid, certify that ..... the within named Grantor(s), with whom I am personally acquainted or who was (were) proved on the basis of satisfactory evidence to me to be the person(s) described in and who executed the foregoing Special Warranty Deed, personally appeared before me and acknowledged under oath that (he) (she) (they) executed the foregoing Special Warranty Deed as (his) (her) (their) free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL, at office in the State and County aforesaid, this ..... day of ..... 19.....

NOTARY PUBLIC

My Commission Expires .....

ACKNOWLEDGEMENT BY CORPORATE (PARTNERSHIP) GRANTOR

STATE OF TENNESSEE Hamilton COUNTY

I, a Notary Public of the State and County aforesaid, certify that Gary D. Chazen with whom I am personally the person who signed this Special Warranty Deed on behalf of the (corporate) (partnership) Grantor, acquainted, or who was proved on the basis of satisfactory evidence to me to be the person identified as the (officer) (partner) of the within (corporate) (partnership) Grantor, personally came before me this day and acknowledged that he is such (officer) (partner), as stated, of said (corporate) (partnership) Grantor and that by authority duly given and as the act of the (corporation) (partnership), the foregoing Special Warranty Deed was signed in his name by him as the (corporation's) (partnership's) free act and deed for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL, this 28th day of March 19 90

Peggy D. Gardner
NOTARY PUBLIC

My Commission Expires 4-11-93

STATE OF TENNESSEE
COUNTY OF .....

AFFIDAVIT OF VALUE
PER T.C.A. §67-4-409 (a) (6) (A)

I hereby swear or affirm that the actual consideration for this transfer, or value of the property, or interest in property, transferred, whichever is greater, is $ 224,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

William E. Patterson
GRANTEE OR HIS AGENT

SUBSCRIBED AND SWORN TO before me this 28th day of March 19 90

Judith S. Patterson
NOTARY PUBLIC

My Commission Expires: May 8, 1991

This space reserved for Register of Deeds recording data.

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

IDENTIF. REFERENCE

APR 4 1 34 PM '90

DAVIDSON COUNTY TN.

16277

04/04 0101 03CHECK 746.20

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 8080 PAGE 921

| | | |
|---|---|---|
| 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 | |
| | | | | 224000.00 |
| | | | CON TX | 739.20 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 6.00 |
| | | | TOTAL | 746.20 |
| | | | CHECK | 746.20 |
| 04/04/90 | 01 | | 13:32 0001 | 8062 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 62777.

IDENTIF. TREFERENCE

Apr 4 1 34 PM '90

FELIX Z. WILSON JR.
DAVIDSON COUNTY TN.

No. 307214