This Instrument Prepared By:
ROBERT L. CALLIS, ATTORNEY AT LAW
2745 N. Mt. Juliet Road
P. O. Box 726
Mt. Juliet, TN 37122-0726

BOOK 8315 PAGE 194

ADDRESS NEW OWNER:
EDCO REALTY
505 Cave Road
Nashville, Tennessee 37210

SEND TAX BILL:
To Owner

MORTGAGEE:
FIRST BANK & TRUST
P. O. Box 355
Mt. Juliet, TN 37122-0355

MAP AND PARCEL:
MAP 94
GROUP
PARCEL 167

Mail

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, FIRST BANK & TRUST, a Tennessee banking corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto EDWARD C. KENNEDY, d/b/a EDCO REALTY, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A parcel of land in Davidson County, Tennessee, known as Lot No. 2 on the resubdivision of Section 5 of River Hills Industrial Park as recorded in Book 5800, Page 20, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

A tract of land in the 3rd Civil District of Davidson County, being part of Lot 6-C on the Plan of River Hills Industrial Park, Section 5, of record in Book 4660, Page 65, Register's Office of Davidson County, Tennessee, and being described by survey of A & A Engineers, Inc., dated September 22, 1981, as follows:

BEGINNING with a point in the northern right of way margin of Cave Road being the southwest corner of Section 5 of River Hills Industrial Park as of record in Book 4660, Page 65, said Register's Office; thence North 2° 27' 37" East 95.30 feet to a point in the southern right-of-way margin of the L & N Railroad; thence with said margin North 67° 16' East 70.42 feet to point; thence with a curve to the right having a radius of 1860.08 feet and a length of 109.09 feet to a point; thence leaving said margin South 15° 54' 30" East 194.36 feet to an iron pin in the North right-of-way margin of Cave Road; thence with said margin North 81° 04' West 42.80 feet to a point; thence with a curve to the left having a radius of 1704.98 feet and a length of 182.88 feet to the point of beginning, containing 0.636 acres, more or less.

Being the same property conveyed to First Bank & Trust by deed of record in Book 8266, Page 944, Register's Office of Davidson County, Tennessee.

This is improved property known as 505 Cave Road, Nashville, TN 37210.

This conveyance is made subject to the following:

1. All restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.
2. A Sewer Line Dedication in favor or the Metropolitan Government of Davidson County, Tennessee, dated July 20, 1971, and recorded in Book 4552, Page 836, Register's Office of Davidson County, Tennessee.
3. A Waterline Dedication in favor or the Metropolitan Government of Davidson County, Tennessee, dated February 5, 1975, and recorded in Book 4692, Page 833, Register's Office of Davidson County, Tennessee.
4. Setback lines, owners certificate, easements and other encumbrances contained in the Plan of said property of record in Plat Book 4660, Page 65, and Book 5800, Page 20, both in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said EDWARD C. KENNEDY, d/b/a EDCO REALTY, his heirs and assigns, forever; and FIRST BANK & TRUST, a Tennessee banking corporation, does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors, assigns 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand this the ~~8th~~ 19th day of March, 1991. DM ECK

FIRST BANK & TRUST

BY: David Major
DAVID MAJOR, President

U1256 IDENTIF. REFERENCE

5972 03/25 0101 03CHECK 627.40

STATE OF TENNESSEE)

COUNTY OF WILSON)

Before me, the undersigned Notary Public in and for said County and State, personally appeared DAVID MAJOR, 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 FIRST BANK & TRUST, the within named bargainor, a corporation, and that he as such President, executed the within Warranty Deed for the purposes stated therein by signing the name of the corporation by himself as such President.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the ~~8th~~ 19th day of March, 1991.

Jaquetta Watson
NOTARY PUBLIC

My Commission Expires: 5-7-91

STATE OF TENNESSEE)

COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 188,000.00.

Edward C. Kennedy
AFFIANT

Subscribed and sworn to before me this ~~8th~~ 19th day of March, 1991.

Jaquetta Watson
NOTARY PUBLIC

My Commission Expires: 5-7-91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8315 PAGE 196

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	188000.00
			CON TX	620.40
			PRFEE	1.00
			WDEED	6.00
			TOTAL	627.40
			CHECK	627.40
03/25/91		01	08:21	0001 5972

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 2 5 6

IDENTIF. REFERENCE

MAR 25 [illegible] 20 AM '91

DAVIDSON COUNTY TN.

No. 406716