BOOK 8323 PAGE 624

#60347

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

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s):
OSCO, Inc. 618 Grassmere Park Dr. Suite 17 Nashville, TN 37211	Same	Map 079-00-0-016-00: 8DA 10801

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVIS MECHANICAL CONTRACTORS, INC., a South Carolina corporation ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto OSCO, INC., a Tennessee corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on the attached Exhibit A.

This is improved [unimproved] property known as

7140 Centennial Place
Nashville, Tennessee

Said property is conveyed subject to the matters contained on Exhibit B hereto.

TO HAVE AND TO HOLD said land 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 Exhibit B hereto, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors and assigns to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth on Exhibit B hereto.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed this 29 day of March 1991.

DAVIS MECHANICAL CONTRACTORS, INC.

By: _____

Title: President

04010

IDENTIF. REFERENCE

APR 3 3 39 PM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

STATE OF South Carolina)
)
COUNTY OF Greenville)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared F. H. Gillespie, 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 DAVIS MECHANICAL CONTRACTORS, INC., the within named bargainor, a South Carolina 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, at office, this 29 day of March, 1991.

Marion M. Goodlett
Notary Public

My Commission Expires:

Sept. 18, 2000

STATE OF ~~TENNESSEE~~ South Carolina)
)
COUNTY OF ~~DAVIDSON~~ Greenville)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $450,000.00.

F. H. Gillespie
Affiant

Sworn to and subscribed before me this 29 day of March, 1991.

Marion M. Goodlett
Notary Public

My Commission Expires:

Sept. 18, 2000

EXHIBIT A

Being a parcel of land in Nashville,First Civil District, Nineteenth Councilmanic District, Davidson County, Tennessee, located on the northeasterly side of Centennial Place at Hermitage Plaza, being a part of Lot No. 2 as shown on the Plan of Cockrill Bend Industrial Subdivision, Section Two (Second Revision) as of record in Book 4860, page 30, R.O.D.C., and described according to a survey by Wendell H. Talley, Sr., license No. 785, Barge,Waggoner,Sumner & Cannon file no. 3929-04 dated 4/1/91, to-wit:

Beginning at an iron pin in the northeasterly margin of Centennial Place, said iron pin being northwesterly 392 feet, more or less, from the centerline of Hermitage Plaza, as extended; thence, leaving said margin N 47 deg. 13' E. 524.57 feet to an iron pin in the southwesterly margin of the Ford Glass Plant Lead Track; thence, with said margin S 18 deg. 30' E, 1,207.15 feet to an iron pin in the northeasterly margin of Centennial Place; thence, with said margin the following calls: N 43 deg., 20' W, 643.49 feet to an iron pin; N 43 deg. 23' W, 110.23 feet to an iron pin; N 46 deg. 13' W, 347.34 feet to the point of beginning, containing 282,038 square feet or 6.47 acres, more or less.

Being the same property conveyed to Davis Mechanical Contractors, Inc., by deed from Tennessee Metal Culvert Company of record in Book 5807, page 694, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for 1991, a lien but not yet due and payable.

2. Right-of-Way Easement to Colonial Pipeline Company of record in Book 3705, page 149, Register's Office for Davidson County, Tennessee.

3. Easements shown on Drawing No. L-347 made by the Division of Property Services, State of Tennessee, attached to the deed from the State of Tennessee to the Tennessee Metal Culvert Company, dated April 29, 1970, recorded in Book 4414, page 241, and re-recorded in Book 4430, page 565, said Register's Office.

4. A 20 foot permanent easement for a sanitary sewer granted by The Tennessee Metal Culvert Company to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument dated October 4, 1971, recorded in Book 4552, page 844, said Register's Office.

5. Such portion of the premises as may be affected by easements granted Louisville & Nashville Railroad Company which are located along the easterly side of the property.

6. The Plan of Subdivision of Cockrill Bend Industrial Subdivision, Section Two (Second Revision), recorded June 11, 1975, in Book 4860, page 30, said Register's Office, shows an Owner's Certificate, dedication of public ways and easements, building setback lines and limits resubdivision without prior approval of the Metropolitan Planning Commission, reference to said plat is heremade for the location and dimensions.

7. Easement for sanitary sewers and/or storm drainage of record in Book 6229, page 496, said Register's Office.

1769 04/02 0101 03CHECK 1498.00



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8323 PAGE 628

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	450000.00
			CON TX	1485.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1498.00
			CHECK	1498.00

04/03/91 01 15:40 0001 1769

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04010

IDENTIF. REFERENCE

APR 3 3 39 PM '91

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 409870