WARRANTY DEED

Address of New Owner:	Send Tax Bills:	Map & Parcel:
Randall M. Goldstein Lonnie L. Smith P. O. Box 24676 Nashville, TN 37202	Same	Map 183 Parcel 134

THIS INSTRUMENT PREPARED BY:

ALAN MARK TURK, Attorney, P.C.
Fourth Floor
3310 West End Avenue,
Nashville, TN 37203
(615)386-9994

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater for this transfer is $98,500.

Randall M Goldstein
AFFIANT

Sworn to and subscribed before me, the 6th day of May, 1991.

Melissa A. Sadeghi
Notary Public
My commission expires: 7-23-94

12398

IDENTIF. REFERENCE

MAY 7 9 06 AM '91

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY TN.

PICK-UP

FOR AND IN CONSIDERATION of the sum of Ninety-Eight Thousand Five Hundred Dollars ($98,500.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CUMBERLAND-SWAN, INC. (formerly known as Cumberland Manufacturing Co.), has bargained and sold, and by these presents does transfer and convey unto RANDALL M. GOLDSTEIN and LONNIE L. SMITH, as tenants in common, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

93/5 05/07 0101 03CHECK 335.05

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.

The property described in Exhibit A is conveyed subject to the following:

1. 1991 Metropolitan Government taxes;

2. Restrictive covenants of record in Book 4673, page 508, Register's Office for Davidson County, Tennessee;

3. Easement for construction, maintenance, and repair of railroad spur line of record in Book 4626, Page 224, and Book 5679, Page 844, said Register's Office;

4. Easement for sewer lines of record in Book 4727, Page 993, and Book 5680, Page 967, said Register's Office;

5. Easement for water and sewer lines of record in Book 4699, Page 585, and Book 4839, Page 31, said Register's Office.

A tract or parcel of land located at the intersection of Corporate Place and J. P. Hennessy Drive, being bounded generally by Corporate Place on the north, Hurricane Creek on the east, J. P. Hennessy Drive on the west, and McDowell Development Corporation property on the south, and described according to the survey of Hart, Freeland, Roberts, Inc., dated February 6, 1974, Job No. 4304, as follows:

Beginning at a point on the southerly margin of Corporate Place at its intersection with the easterly margin of J. P. Hennessy Drive; thence with the southerly margin of Corporate Place, south 63° 09' East 510.00 feet to a point in the centerline of Hurricane Creek; thence with said centerline of said Creek; South 27° 34' 55" West 157.68 feet to a point; thence leaving said Creek and crossing an existing railroad spur, south 82° 57' 23" West 332.59 feet to a point; thence with a curve having a radius of 549.47 feet, a distance of 205.07 feet to a point; thence North 75° 39' 37" West 60.06 feet to a point on the easterly margin of J. P. Hennessy Drive; thence with the said easterly margin and crossing an existing railroad spur along a curve having a radius of 2,261.83 feet, a distance of 222.02 feet to a point in said easterly margin; thence with said margin of J. P. Hennessy Drive, North 26° 51' East 189.80 feet to a point; thence with a curve having a radius of 25.00 feet, a distance of 39.27 feet to the point of beginning.

This being the same property conveyed to Cumberland Manufacturing Co. by deed from McDowell Development Corporation dated August 23, 1983, of record in Book 6125, page 683, 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 RANDALL M. GOLDSTEIN and LONNIE L. SMITH, tenants in common, their heirs and assigns, forever. And CUMBERLAND-SWAN, INC. does covenant with the said RANDALL M. GOLDSTEIN and LONNIE L. SMITH, 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, and does further covenant and bind itself, it successors, assigns, and representatives to warrant and forever defend the title to said land to the said RANDALL M. GOLDSTEIN and LONNIE L. SMITH, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, CUMBERLAND-SWAN, INC. has caused its name to be set, this the 6th day of May, 1991.

CUMBERLAND-SWAN, INC.

By: Dorothy S. Goldstein

Title: Chairman

ATTEST: Linda Jones

Secretary

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy S. Goldstein and Linda Jones, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Chairman and Secretary, respectively, of Cumberland-Swan, Inc., the within named bargainor, a corporation, and that they as such Chairman and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the corporation by the said Dorothy S. Goldstein as such Chairman, and attesting the same by the said Linda Jones as such Secretary.

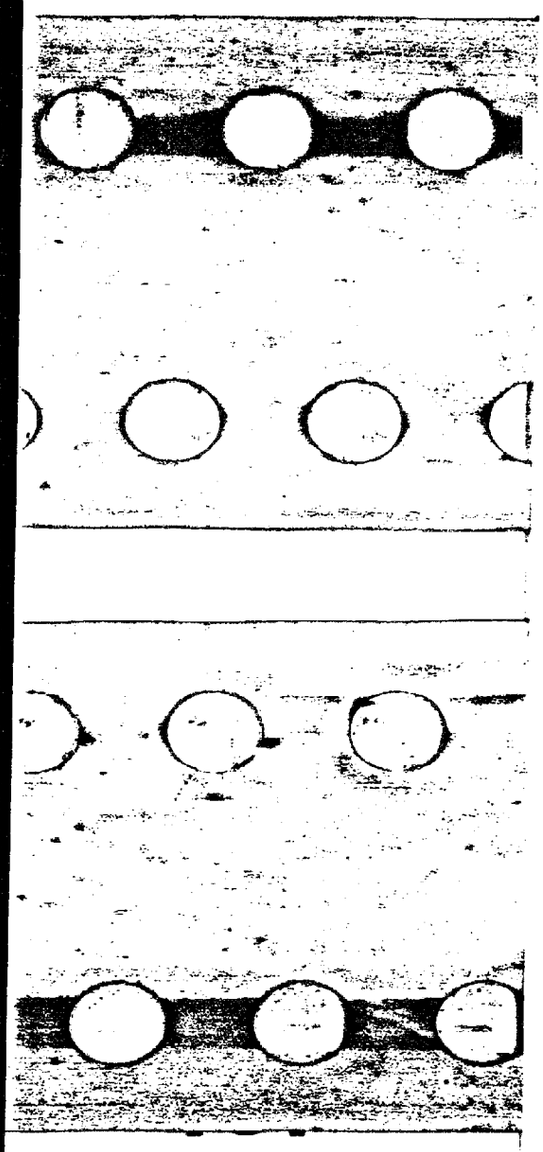
WITNESS my hand and official seal at Smyrna, Tennessee, this 6th day of May, 1991.

Melissa A. Sadeghi

NOTARY PUBLIC

MELISSA A. SADEGHI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 7/23/94



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8346 PAGE 542

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 98500.00
CON TX 325.05
PRFEE 1.00
WDEED 9.00
TOTAL 335.05
CHECK 335.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/07/91 01 09:06 0001 9815

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IDENTIF. REFERENCE

MAY 7 9 06 AM '91

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 419452