Box 28

FORM NO. WD-1

BOOK 8496 PAGE 190

6.53335

TENNESSEE REAL ESTATE TRANSFER TAX
Nov 27 1 57 PM '91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,500.

Bob Hazard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF November, 19 91

Becca B. Lampton
Notary Public

MY COMMISSION EXPIRES: March 26, 1994
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Nella Schneider Hunt, Attorney, 344 Fourth Avenue, North, Nashville TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
METROPOLITAN DEVELOPMENT AND HOUSING AGENCY (NAME)	SAME (NAME)	81-37
P. O. Box 846 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37202 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE PRSS ASSOCIATES, A TENNESSEE GENERAL PARTNERSHIP

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO METROPOLITAN DEVELOPMENT AND HOUSING AGENCY

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO

3231 11/27 0101 03CHECK 9.00

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Easement for a trunk sanitary sewer granted City of Nashville by Tennessee Products & Chemical Corporation, of record in Book 3501, page 444, said Register's Office.

2. Easement or right-of-way for a roadway 18 feet wide and rights of others in and to said right-of-way.

3. Sanitary Sewer Easement granted City of Nashville by instrument of record in Book 1945, page 596, said Register's Office, granted by Knoxville Fertilizer Company.

4. Easement for storm sewer and/or sanitary sewers granted Metropolitan Government of Nashville & Davidson County, Tennessee, by instrument of record in Book 5089, page 972, said Register's Office.

5. Metro taxes for 1991, which have been prorated to date of closing, and assumed by the grantee.

6. Any and all environmental conditions on the subject property which are assumed by the grantee.

This is ( ) unimproved ( ) improved property, known as 2400 Heiman Street (House Number) (Street) Nashville, TN 37208 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my **hand** this 27th **day of** November, 1991

PRSS ASSOCIATES

By: Thomas A. Ridley, Partner

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE }
Davidson County }

Personally appeared befcre me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor_____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____Notary Public

Commission Expires_____

STATE OF TENNESSEE }
Davidson County }

Before me, _____a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

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 _____

_____of the _____

a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____day of _____, 19____.

_____Notary Public

Commission Expires_____

WARRANTY DEED

FROM

TO

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Thomas A. Rice, with whom I am personally acquainted, and who upon oath, acknowledged himself to be General Partner of PRSS Associates, a Tennessee General Partnership, and that he as such General Partner being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as General Partner.

Witness my hand and seal this 27th day of November, 1991.

Notary Public

My Commission expires:

March 26, 1994

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; and being more particularly described as follows:

Beginning at an iron pin corner common with Cheatham County Rail Authority in the West right-of-way line of the Cheatham County Rail Authority Railroad, said point being located North 40 deg 00' 00" West, 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, North 40 deg. 00' 00" West, 2,312.80 feet to an iron pin corner common with Exxon Corporation;

Thence, with Exxon Corporation, South 88 deg. 00' 00" West 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, South 06 deg. 58' 30" East, 226.28 feet to an iron pin;

Thence, South 50 deg. 00' 00" West, 40.00 feet to an iron pin;

Thence, continuing with State of Tennessee property South 40 deg. 00' 00" East, 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, North 50 deg. 00' 00" East, 250.00 feet to the point of beginning.

Containing 572,920 square feet (13.15 acres, more or less).

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

Beginning at a point, 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, North 40 deg. 00' 00" West 1033.00 feet to an iron pin, the southeast corner of the above described tract;

Thence, with the south line of the above described tract, South 50 deg. 00' 00" West, 18.00 feet to a point;

Thence, on a line 18 feet west of and parallel to the west right-of-way line of Cheatham County Rail Authority Railroad, South 40 deg. 00' 00" East, 1023.61 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, North 77 deg. 33' 21" East, 20.30 feet to the point of beginning.

Containing 18,509 square feet, (0.42 acres, more or less).

BEING the same property conveyed to PRSS Associates, a Tennessee general partnership, by deed from Southern Foundry Supply, Inc., of record in Book 8080, page 919, Register's Office for Davidson County, Tennessee.