THIS INSTRUMENT PREPARED BY: CLARK H. TIDWELL, 213 Fifth Avenue, North, Nashville, TN 37219

BOOK 8709 PAGE 869

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for the transfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 24 day of August, 1992.

NOTARY PUBLIC

My Commission Expires: 7-16-95

KAY SCOTT WILLIAMS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
G. & A., INC.	G. & A., INC.	Map 93-12; Parc. 12
22 Stanley St.	22 Stanley St.	Map 94-9; Parc. 1
Nashville, Tn. 37210	Nashville, Tn. 37210	

For and in consideration of the sum of Three Hundred Fifty Thousand ($350,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, B.D. MINTZ, Trustee under the Last Will and Testament of Harry Lightman, deceased and the following beneficiaries and devisees under the said Last Will and Testament to wit:" STEVEN L. MINTZ, ROBERT H. MINTZ, SUZANNE C. MINTZ, JOAN C. MINTZ SHUBIN and EMILY ANN MAGID, who also executes this instrument as the surviving heir-at-law of Mitchell S. Magid, Jr., deceased, who was a beneficiary and devisee under the Last Will and Testament of Harry Lightman, deceased, hereinafter called the Grantors, have bargain and sold, and by these presents do transfer and convey unto G. & A., Inc., a corporation, hereinafter called the Grantee, its successors heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(See Property Description attached hereto as EXHIBIT "A".)

This is unimproved property, known as Nestor Street, Nashville, Tennessee.

Suzanne C. Mintz and Suzanne D. Mintz are one and the same person.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, heirs and assigns, forever; and we do covenant with the said Grantee 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 Grantee, its successors, 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 our hands this 24th day of August, 1992.

B.D. Mintz, Trustee

Steven L. Mintz

Robert H. Mintz

Joan C. Mintz Shubin

Suzanne D. Mintz

Emily Ann Magid

STATE OF Louisiana)
PARISH OF Orleans)

Personally appeared before me, SAMUEL I. ROSENBERG, a Notary Public in and for said Parish and State, B. D. MINTZ, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand at office in New Orleans, Louisiana, this 17th day of August, 1992.

Notary Public

My Commission Expires: Upon my death

STATE OF Louisiana)
PARISH OF Orleans)

Personally appeared before me, SAMUEL I. ROSENBERG,

a Notary Public in and for said Parrish and State, STEVEN L. MINTZ, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand at office in New Orleans, Louisiana, this 17th day of August, 1992.

Notary Public

My Commission Expires: February 23, 1993

STATE OF New York)
COUNTY OF New York)

Personally appeared before me, Mary Ann E. Green, a Notary Public in and for said County and State, ROBERT H. MINTZ, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purpose therein contained.

Witness my hand at office in Nassau, New York, this 19th day of August, 1992.

MARY ANN E. GREEN
NOTARY PUBLIC, State of New York
No. 41-4886068
Qualified in New York County
Commission Expires Feb. 23, 1993

Notary Public

My Commission Expires: February 23, 1993

STATE OF Maryland)
COUNTY OF Pr. George)

Personally appeared before me, Suzanne D. Mintz, a Notary Public in and for said County and State, SUZANNE D. MINTZ, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand at office in Prince George's County, Maryland, this 20th day of August, 1992.

Notary Public

My Commission Expires: 7/1/93

39261 REF. NO. 6 ENG
CYNTHIA LYNN ENIG
NOTARY PUBLIC
AUG 24 2 57 PM 92
DAVIDSON COUNTY, TN
PICK-UP

STATE OF GEORGIA)

COUNTY OF COBB)

Personally appeared before me, MANDY SCHWARTZ, a Notary Public in and for said County and State, JOAN C. MINTZ SHUBIN, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand at office in MARIETTA, GEORGIA, this 18 day of AUGUST, 1992.

M. Schwartz
Notary Public

Notary Public, DeKalb County, Georgia
My Commission Expires April 27, 1993

My Commission Expires:

STATE OF TENNESSEE)

COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, Julie N. Read, a Notary Public in and for said County and State, EMILY ANN MAGID, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand at office in Brentwood, _____, this 21st day of August, 1992.

Julie N. Read
Notary Public

My Commission Expires: 11/26/94

EXHIBIT "A"

PROPERTY DESCRIPTION

A tract of land in the First Civil District of Davidson County, Tennessee, being Parcel 12 on Metropolitan Tax Map 93-12 and Parcel 1 on Metropolitan Tax Map 94-9 and being more particularly described as follows:

Beginning at a new iron pin in the northerly margin of Nestor Street, and being the southwest corner of the hereindescribed tract and the southeast corner of the Avco Corporation property and being 1174.95 East from the centerline of Driftwood Street and proceeding as follows:

1. With the east line of Avco Corporation property and the west line of the hereindescribed tract north 15 degrees 38′ 13″ west a distance of 753.73′ to a point in the edge of water on the Cumberland River, passing through a witness pin at a distance of 706.73′, thence

2. With the edge of water of the Cumberland River in an easterly direction a distance of 1738′ more or less to a point in the northeast corner of the herein described tract, thence

3. With the west line of Dundee Cement Co. property and Milan Express property south 17 degrees 56′ 39″ east a distance of 399.80′ to an old concrete monument, passing through an 8″ metal pipe over an old concrete monument at a distance of 21.0′, thence

4. With the west line of Milan Express south 13 degrees 09′ 00″ east a distance of 218.90′ to an old iron pin at the northeast corner of Metropolitan Government property, thence

5. With the north line of Metropolitan Government property south 74 degrees 55′ 15″ west a distance of 210.0′ to an old iron pin in the northwest corner of Metropolitan Government property, thence

6. With the west line of Metropolitan Government property south 13 degrees 09′ east a distance of 230.61′ to an old iron pin in the northerly margin of Nestor Street and being the southwest corner of Metropolitan Government property and the southeast corner of the hereindescribed tract, thence

With the northerly margin of Nestor Street the following calls:

7. Around a curve to the right having a radius of 3513.80 a distance of 122.37′ to an old iron pin, said curve having a chord bearing of south 78 degrees 46′ 16″ west with a chord distance of 122.37′, thence

8. South 79 degrees 46′ 15″ west a distance of 91.43′ to an old iron pin, thence

9. Around a curve to the left having a radius of 4000.93 a distance of 402.67′ to an old iron pin, said curve having a chord bearing of south 76 degrees 53′ 13″ west with a chord distance of 402.51′, thence

10. South 74 degrees 00′ 15″ west a distance of 373.16′ to a new iron pin, thence

11. With a curve to the left having a radius of 6395.10 a distance of 301.34′ to an old iron pin, said curve having a chord bearing of south 72 degrees 39′ 13″ west with a chord distance of 301.33′, thence

12. With a curve to the right having a radius of 5116.53 a distance of 214.10', said curve having a chord bearing of south 72 degrees 30' 10" west with a chord distance of 214.10 to the point of beginning containing 28.989 acres, more or less as per survey by Turner Engineering Company dated July 17, 1992 being Job No. 19-79, W.O. No. 6652.

Included in the above description are the following easements:

1. Electrical Powerline easement as shown on Boundary survey by Turner Engineering Company dated July 17, 1992 and recorded in Book 1040, Page 435, R.O.D.C.

2. Sewer easement recorded in Book 5395, Page 533, R.O.D.C. as shown on the above referenced survey.

3. Sewer easement recorded in Book 3822, Page 20, R.O.D.C. as shown on the above referenced survey.

4. Temporary construction easement recorded in Book 8584, Page 228 R.O.D.C. as shown on the above referenced survey.

5. Sewer easement recorded in Book 8584, Page 228 R.O.D.C. as shown on the above referenced survey.

6. Sewer easement recorded in Book 8584, Page 224 R.O.D.C. as shown on the above referenced survey.

7. 20' Sewer easement for 48" sewer across property as shown on the above referenced survey (cannot find a recorded easement for this line).

8. Liquid Petroleum pipe line easement recorded in Book 4994, Page 897 R.O.D.C. as shown on the above referenced survey.

9. U.S. Corps of Engineers flowage easement along the Cumberland River recorded in Book 2271, Page 287 R.O.D.C. as shown on the above referenced survey.

10. Slope easement along north side of Nestor Street recorded in Plat Book 5050, Page 90 R.O.D.C. as shown on the above referenced survey.

    There is a 75" Sewer Line running from Nestor Street northerly across the property as shown on the above referenced survey, but there is no Easement of Record.

This description prepared from survey dated July 17, 1992 by John W. Burke, Jr., License No. 87, 4205 Hillsboro Road, Nashville, TN 37215.

Being a portion of the property conveyed to Harry Lightman by deed of record in Book 2154, page 121, R.O.D.C.; and devised to Mitchell S. Magid, Sr., and B.D. Mintz as Testamentary Trustees, and Steven L. Mintz, Robert H. Mintz, Suzanne C. Mintz, Joan C. Mintz Shubin and Emily Ann Magid as devisees, by the Last Will and Testament of Harry Lightman, of record in Will Book 77, Page 420, Probate Division of the County Court Clerk's Office for Davidson County, Tennessee. Emily Ann Magid is the surviving heir-at-law of the interest of Mitchell S. Magid, Jr., who died intestate in Robertson County, Tennessee by and through a disclaimer filed in the Estate of Mitchell S. Magid, Jr. (No. 10931) in the Chancery Court for Robertson County, Tennessee and recorded in Book 296, Page 80, Register's Office for Robertson County, Tennessee. Mitchell S. Magid, Sr., Trustee is deceased. And being a portion of the property conveyed to Mitchell S. Magid and B.D. Mintz, Trustees, by deed from Cincinnati Sheet Metal and Roofing Company of record in Book 4449, page 400, Register's Office for Davidson County, Tennessee.

BOOK 8709 PG 874 03/24/1994 03CHECK 1320.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8709 PAGE 875

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	350000.00
CON TX	1295.00
PRFEE	1.00
WDEED	24.00
TOTAL	1320.00
CHECK	1320.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/24/92 01 15:59 0001 5438

3926?

IDENTIFI REFERENCE

AUG 24 3 57 PM '92

DAVIDSON COUNTY, TN

No. 563177