FILE BOX 57

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BOOK 8821 PAGE 246

This instrument was prepared by:
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

7.6.1.8.3.

IDENTIFICATION

DEC 22 1 43 PM '92

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 438,000.00 .

Bobbie F. Porter
Affiant

Subscribed and sworn to before me this 22d day of December 1992.

Lesa Hartley Stone
Notary Public

LESA HARTLEY STONE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 5-5-94

SPECIAL WARRANTY DEED

Address New Owner:	**Send tax bills to:**	**Map & Parcel No.**
James R. Porter and wife, Bobbie F. Porter 6400 Louisiana Avenue Nashville, TN 37209	**NEW OWNER**	Map 91 Parcel 1+52

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **William A. Hinton and Estate of Hazel C. Hinton, Conservatorship** (the "Grantors"), have bargained and sold and by these presents does transfer and convey unto **James R. Porter and wife, Bobbie F. Porter** (the "Grantees"), their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

See Exhibit "A" attached hereto

This conveyance is subject to the following:

1. Taxes for the year 1993 and subsequent years.

2. Easement for sanitary sewer and/or storm drainage of record in Book 4017, page 429, Register's Office for Davidson County, Tennessee.

3. Terms and conditions of Grant of Easement of record in Book 4928, page 551, in said Register's Office.

4. Right-of-way granted Nashville, Chattanooga & St. Louis Railway by grant from Realty Savings Bank & Trust Company, of record in Book 340, page 553, in said Register's Office.

5. Easements reserved for the disposal of drainage and sewerage in deed from Teas Extract Co. to The Mead Corporation including an easement for ingress and egress, of record in Book 1038, page 282, in said Register's Office.

6. Easement for right-of-way of Old Morrow Road, Louisiana Avenue and 64th Avenue North lying within boundaries of premises.

7. Easement for electric power transmission line granted The United States of America by grant from The Mead Corporation, of record in Book 1300, page 112, and book 2903, page 328, in said Register's Office.

8. Easement and right-of-way for railroad spur track crossing Easement Tract.

9. Sewer easement granted metropolitan Government of Nashville, and Davidson County, Tennessee, and power line easement granted Tennessee Valley Authority as shown on survey attached to Deed of record in Book 4304, page 577, Register's Office for Davidson County, Tennessee.

10. Sewer easements granted City of Nashville in Book 2495, page 149, said Register's Office.

11. Grant of Transmission Line Easement of record in Book 2923, page 151, said Register's Office.

12. Sanitary Sewer and/or Storm Drainage Easement of record in Book 4253, page 353, and in Book 4260, page 692, Register's Office for Davidson County, Tennessee.

13. All matters shown on Survey by Cherry Land Surveying dated November 19, 1992, revised November 25, 1992, and Surveyor's Report and Addendum dated November 25, 1992.

14. Consequences of discrepancies between matters shown on survey recited above and those reflected on Metropolitan Government Tax Assessor's Map No. 91.

15. TVA Easement of record in Book 1205, page 45, in said Register's Office.

16. Consequences of failure to comply with TCA 13-3-101, et seq., Regional Planning Statute.

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 and assigns forever.

AND THE GRANTOR 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, except as set forth above.

AND THE GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

William A. Hinton is executing this Deed as Conservator for the Estate of Hazel C. Hinton, Conservatorship pursuant to an Order of the Probate Court of Davidson County, Tennessee recorded simultaneously herewith.

The Grantees, for good and valuable considerations the receipt and sufficiency of which is hereby acknowledged, shall be granted an exclusive option to purchase such excluded portion of the property for the sum of One ($1.00) Dollars, at such time as remediation of the present potential environmental concerns shall have been completed, the situation rectified and Grantors may be advised that any contamination which may otherwise remain is at acceptable levels.

WITNESS the execution of Grantor this the 22d day of December, 1992.

William A. Hinton

William A. Hinton

Hazel C. Hinton

Estate of Hazel C. Hinton,
Conservatorship

By: William A. Hinton

William A. Hinton,
Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **William A. Hinton**, Conservator for Estate of Hazel C. Hinton, Conservatorship the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 22d day of December, 1992.

Lesa Hartley Skoney
Notary Public

My Commission Expires: 5-23-94

LESA HARTLEY SKONEY NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **William A. Hinton**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office, on this the 22d day of December, 1992.

Lesa Hartley Skoney
Notary Public

My Commission expires: 5-23-94

LESA HARTLEY SKONEY NOTARY PUBLIC DAVIDSON COUNTY

FEE TRACT:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being the William A. and Hazel C. Hinton Property as of record in Deed Book 7947, page 113 and Deed Book 7947, page 122 and being bounded on the west by Centennial Boulevard Associates as of record in Deed Book 7511, page 170 and Lewis A. Sharp Property as of record in Deed Book 5217, page 920, on the North by the Richard Norvell Property as of record in Deed Book 5595, page 845, on the East by the West Right of Way of the L & N Railroad and on the South by the Nashville Electric Service Property as of record in Deed Book 5620, page 600, and being more particularly described as follows:

Beginning at an iron pin at the northeast corner of the herein described Tract, same being the Southwest corner of the Richard Norvell Property and being in the West Right of Way of the L & N Railroad; thence with the west right of way of the L & N Railroad South 37 deg. 36 min. 00 sec. West 562.27 feet to an iron pin at a corner with Nashville Electric Service; thence with Nashville Electric Service North 56 deg. 49 min. 22 sec. West 566.41 feet to an iron pin at a corner common with

Centennial Boulevard Associates; thence with Centennial Boulevard Associates, North 40 deg. 40 min. 00 sec. East, 279.15 feet to an iron pin at a corner common with Sharp; thence with Sharp South 74 deg. 52 min. 43 sec. East, 87.77 feet to a concrete monument; thence North 56 deg. 09 min. 47 sec. East 315.63 feet to an iron pin; thence South 52 deg. 28 min. 00 sec. East, 220.00 feet to an iron pin, passing a corner common to Sharp and Norvell at approximately 124.4 feet; thence continuing with Norvell South 37 deg. 32 min. 00 sec. West, 6.00 feet to an iron pin; thence South 52 deg. 28 min. 00 sec. East, 148.21 feet to the point of beginning, containing 284,488 square feet (6.531 acres, more or less). Said property being described according to a survey by Cherry Land Surveying dated November 19, 1992, revised November 25, 1992, and Surveyor's Report and Addendum dated November 25, 1992.

The above described property was conveyed to William A. Hinton (an undivided one-half interest) and Hazel C. Hinton (an undivided one-half interest) as tenants in common, by quitclaim deeds from Wm. Thomas McHugh, Trustee, of record in Book 7947, pages 113, 119 and 122, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIBED TRACT, BUT SPECIFICALLY EXCLUDED therefrom is the following parcel:

Being a part of the William A. and Hazel C. Hinton Property as of record in Deed Book 7947, page 113 and Deed Book 7947, page 122 and being bounded on the north by the Lewis A. Sharp Property as of record in Deed Book 5217, page 920, and on the East, South and West by the Remainder of the Hinton Property and being more particularly described as follows:

EXHIBIT A

Beginning at an iron pin at a corner common to the Hinton Property and the Sharp Property; thence with Sharp South 56 deg. 09 min. 47 sec. West 85.00 feet to the point of beginning; thence with a severance line across Hinton South 43 deg. 46 min. 50 sec. East, 49.46 feet; thence South 41 deg. 20 min. 07 sec. West, 52.79 feet; thence South 13 deg. 33 min. 24 sec. West, 71.52 feet; thence North 72 deg. 57 min. 55 sec. West, 35.18 feet; thence South 40 deg. 06 min. 29 sec. West, 57.06 feet; thence North 87 deg. 30 min. 36 sec. West, 46.07 feet; thence North 72 deg. 58 min. 08 sec. West, 92.61 feet; thence North 56 deg. 09 min. 47 sec. East, 267.73 feet, passing a concrete monument at a corner common with Sharp at 37.10 feet, to the point of beginning, containing 19,600 square feet (0.450 acres,

EASEMENT TRACT:

A permanent easement and right of way subject to the exceptions, conditions, and covenants hereinafter set forth, on, over, and across the hereinafter described land for the following purposes, to wit: the right to enter upon said land and to grade, level, fill, drain, pave, build, maintain, repair, and rebuild a road, together with such bridges, culverts, ramps and cuts as may be necessary for a road on, over, and across a parcel of land located in the City of Nashville in Davidson County, State of Tennessee, near the intersection of Louisiana Avenue and Sixty-Third Street, the said parcel being more particularly described as follows according to a survey by Cherry Land Surveying dated November 19, 1992, revised November 25, 1992:

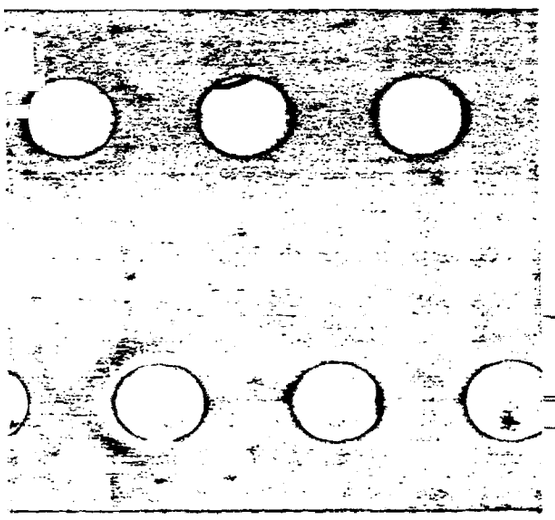
Commencing at the southwest corner of the intersection of Louisiana Avenue and Sixty-Third Street and at the most easterly corner of the West Nashville Substation property (US-TVA Tract TSS-2); thence with the substation property line and with the southwest line of Louisiana Avenue N. 57 deg. 51 min. W., 215.0 feet to a point; thence, leaving the street line, N. 51 deg. 56 min. 42 sec. E., 8.5 feet to the POINT OF BEGINNING; thence, leaving the substation property line, N. 55 deg. 07 min. 00 sec. W., 16.0 feet to a point; thence N. 50 deg. 37 min. 00 sec. W., 12.0 feet to a point; thence N. 34 deg. 56 min. 00 sec. W., 101.3 feet to a point; thence N. 57 deg. 51 min. 00 sec. W., 192.0 feet to a point in the southeast line of the right of way for the N. C. & St. L. Railroad and in the West Nashville Substation property line; thence with the substation property line and with the said railroad right of way line N. 37 deg. 36 min. 00 sec. E., 50.2 feet to a point; thence, leaving the substation property line and the railroad right of way line, S. 57 deg. 51 min. 00 sec. E. 197.4 feet to a point; thence S. 34 deg. 56 min. 00 sec. E., 17.0 feet to a point in the West Nashville Substation property line; thence with the substation property line and with a curve having a radius of 468.3 feet as it curves to the left in a southeasterly direction 120.2 feet (the chord bearing and distance being S. 28 deg. 21 min. 00 sec. E., 119.9 feet) to the point; thence S. 51 deg. 56 min. 42 sec. W., 27.0 feet to the point of beginning, and containing 0.35 acre, more or less.

Said Easement granted to Post Sign Company, Inc. by Grant of

Easement from the United States of America, acting by and through its legal agent, the Tennessee Valley Authority, of record in Book 4928, page 551, Register's Office for Davidson County, Tennessee. By Affirmation of Easement and Correction of Deed of record in Book 8824, page 234, Register's Office for Davidson County, Tennessee, William A. Hinton, as President and sole stockholder of Post Sign Company, Inc., a dissolved corporation, amended Deed of record in Book 4286, page 928, in said Register's Office, to William A. Hinton and wife, Hazel C. Hinton, to include the easement granted in Book 4928, page 551, in said Register's Office.

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



RECEIVED OF _____

FOR _____

BOOK 8821 PAGE 253

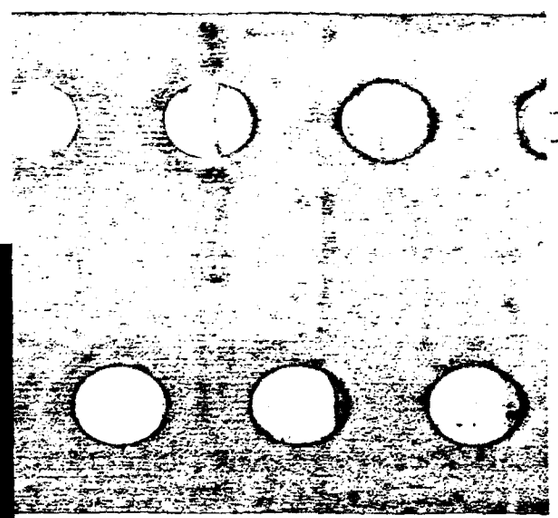
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
438000.00
CON TX 1620.60
PRFEE 1.00
WDEED 28.00
TOTAL 1649.60
CHECK 1649.60

12/22/92 01 13:42 0001 4483

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



7. & 1: 8: 3:

IDENTIFICATION REFERENCE

Dec 22 1 43 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 603637