File in Box 14
9346-4

THIS INSTRUMENT PREPARED BY:

CHERNAU, MILAM & WEISS, P.C.
Third National Financial Center
424 Church Street, Suite 1350
Nashville, Tennessee 37219

BOOK 9092 PAGE 970

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

460 Craighead, Inc. Same 105-15-015
460 Craighead Street
Nashville, TN 37204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 160,000.00 .

Affiant

Subscribed and sworn to before me this 27th day of September, 1993.

Notary Public

My commission expires: 7/26/97

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

93 SEP 27 PM 3:37

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **CHARLES W. HAWKINS, III AND WILLIAM H. HAWKINS**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **460 CRAIGHEAD, INC., a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows: to-wit:

TRACT I:

Land in Davidson County, Tennessee, being part of Tract No. 1, on the Plan of the land of W. W. Berry, as of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, described according to a survey made by Frank V. Neeley, dated June 3, 1988, as follows:

Beginning at an iron pin in the northerly margin of Craighead Street; thence with the northerly margin of Craighead Street, North 89° 06' 19" West, a distance of 275.00 feet to an iron pin; thence North 00° 53' 41" East, a distance of 18.00 feet to an iron pin; thence North 89° 06' 19" West, a distance of 22.60 feet to an iron pin; thence leaving said margin of Craighead Street, North 6° 55' 16" East, a distance of 95.66 feet to an iron pin; thence North 21° 38' 02" East, a distance of 227.46 feet to an iron pin; thence North 31° 04' 15" East, a distance of 140.17 feet to an iron pin; thence South 75° 58' 24" East, a distance of 107.76 feet to a concrete monument; thence South 3° 23' 00" East, 423.73 feet to the point of beginning, containing 2.2375 acres, more or less.

TRACT II:

Being a 25 foot easement for a travelway running from the northeast corner of the above tract to Bransford Avenue, and more particularly described as follows:

Beginning at an iron pin at the northeast corner of the above tract and running thence, North 40° East, to the westerly margin of Bransford Avenue; thence with the margin of same, southerly 25 feet to a point; thence South 40° West to a point in the easterly line of said 2.1 acre tract 25 feet South of the iron pin at the beginning point; thence with the easterly line of said 2.1 acre tract, North 3° 23' West, 25 feet to the beginning.

Being the same property conveyed to Charles W. Hawkins, III and William H. Hawkins, by deed from Dominion Asset Management in Tennessee, Inc., as of record in Book 8683, page 23, Register's Office of Davidson County, Tennessee.

This is improved property known as 460 Craighead ~~Avenue~~ Street, Nashville, TN 37204. This is commercial property and has not served as a residence for Grantors, their spouses or any third parties.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, its successors and assigns, forever; and the undersigned Grantors do 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 out on the attached Exhibit "A"; and the Grantors do further covenant and bind themselves, their successors, heirs 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. 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.

IN WITNESS WHEREOF, this instrument has been executed this 27th day of September, 1993.

Charles W. Hawkins III

CHARLES W. HAWKINS, III

William H. Hawkins

WILLIAM H. HAWKINS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CHARLES W. HAWKINS, III and WILLIAM H. HAWKINS, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 27th day of September, 1993.

J. T. Cook

NOTARY PUBLIC

JOHN T. COOK
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

My Commission Expires: 7/24/97

HAWKINS.WD

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. Facts which would be disclosed by a comprehensive survey of the premises herein described.

2. Restrictive covenants contained in instrument of record in Book 1488, page 265, Register's Office for Davidson County, Tennessee.

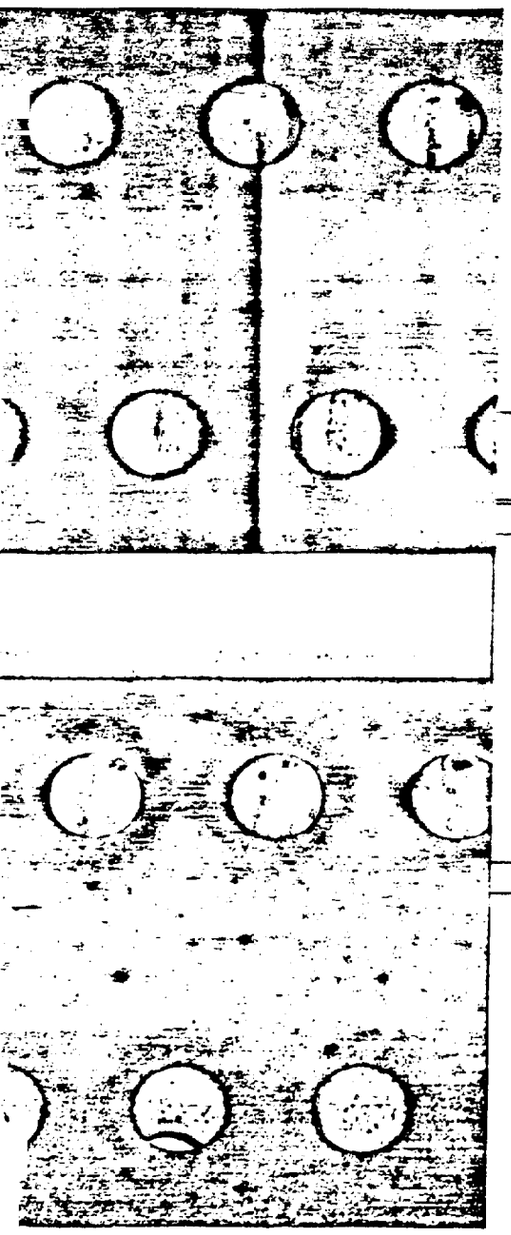
3. Agreement, easement and restrictions set out in deed from James E. Malone, and wife, to Metal Products Company of record in Book 1491, page 228, in said Register's Office, dated June 3, 1977, in substance as follows: "It is distinctly understood and agreed, however, that said easement for a travelway is not for the exclusive use of the Metal Products Company and James E. Malone, the said J. E. Malone, reserving for his use, his heirs and assigns, the joint right to use said travelway in common with said Metal Products Company. Subject to any rights of easement (if any) for sewer lines and telephone lines which may be in or on the property.

4. 10-foot permanent easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Metal Products Company of record in Book 4444, page 418, said Register's Office.

5. Easement for flow of Brown's Creek, and a telephone line across the front of said premises.

6. All matters shown on survey of Frank V. Neeley, dated June 3, 1988.

0027 09/27 0101 03CHECK 605.00



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

RECEIVED OF _____

FOR _____

BOOK 9092 PAGE 973

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 160000.00
CON TX 592.00
PRFEE 1.00
WDEED 12.00
TOTAL 605.00
CHECK 605.00
09/27/93 01 15:40 0001 0027

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67200
IDENTIF. ↑ REFERENCE

93 SEP 27 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 702398