Box 37
LL

BOOK 9246 PAGE 774

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Pan America Electric Co., Inc. Attn: Jim Campbell 2301 CRUZEN ST. NASHVILLE, TN. 37211	105-6-343	Same
This instrument prepared by: Evie Sommers, 500 Bypass Rd., Ashland City, TN 37015		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty Thousand and no/100 dollars ($120,000) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Robert Bowling (the "Grantor") has bargained and sold, and by these presents transfers and conveys to Pan America Electric Co., Inc. (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson county, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been assumed by Grantee and not prorated. Unpaid real estate taxes for 1993 which will be paid by Grantor.

2. Matters shown on the Plan of Hamilton Industrial Park of record in Book 7900, page 633, Register's Office of Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4220, page 723, Book 4500, page 433 and Book 5750, page 109, Register's Office of Davidson County, TN.

This 1.87 acres of unimproved property in Nashville, Tennessee.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise except that no warranty is made as to the amount of acreage in the Property.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $120,000.

James A Bowling
Affiant

Subscribed and sworn to before me this 9th day of February, 1994.

Loretta B. Bane
Notary Public
My Commission Expires: 5/23/96

LORETTA B. BANE NOTARY PUBLIC

IN WITNESS WHEREOF, the Grantor has executed this Deed this 9th day of February, 1994.

Robert Bowling

Grantor's spouse joins in this instrument solely for the purpose of conveying any interest she may have in the Property to the Grantee.

Peggy Bowling

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me Loretta B. Lane, Notary Public, Robert Bowling, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of February, 1994.

Loretta B. Lane
Notary Public

My Commission Expires: 5/23/94

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me Loretta B. Lane, Notary Public, Peggy Bowling, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9 day of February, 1994.

Loretta B. Lane
Notary Public

My Commission Expires: 5/23/94

16771
IDENTIF. 4 REFERENCE

94 FEB -9 PM 3:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

4483 02/09 0101 03CHECK 457.00

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Seventeenth Councilmanic District, Davidson County, Tennessee, being Lot No. 1 shown on the plan of Hamilton Industrial Park of record in Book 7900, Page 633, R.O.D.C., located on the easterly side of Fort Negley Boulevard between Hamilton Avenue and Fort Negley Court, and being more particularly described as follows:

BEGINNING at the point of intersection of the northerly right-of-way of Hamilton Avenue and the easterly right-of-way of Fort Negley Boulevard;

THENCE, with the easterly right-of-way of said Fort Negley Boulevard the following calls:

N 17° 25′ 51" W, 241.90 feet to an iron pin;

N 27° 13′ 47" W, 94.73 feet to an iron pin;

THENCE, along a curve to the right 39.60 feet to a point in the southerly right-of-way line of Fort Negley Court. Said curve having a central angle of 90° 45′ 37", a radius of 25.00 feet, a tangent of 25.33 feet and a chord of N 18° 35′ 39" E, 35.59 feet;

THENCE, with said right-of way the following calls:

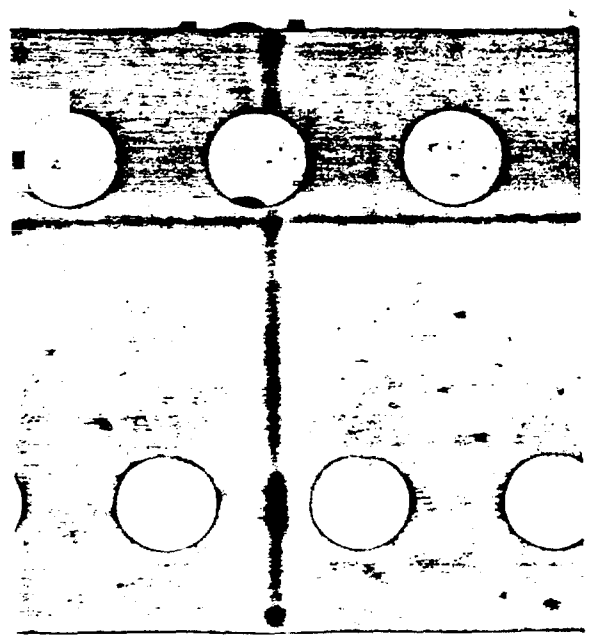
Along a curve to the right 105.44 feet to an iron pin. Said curve having a central angle of 26° 51′ 00", a radius of 225.00 feet, a tangent of 53.71 feet and a chord of N 83° 18′ 30 E, 104.48;

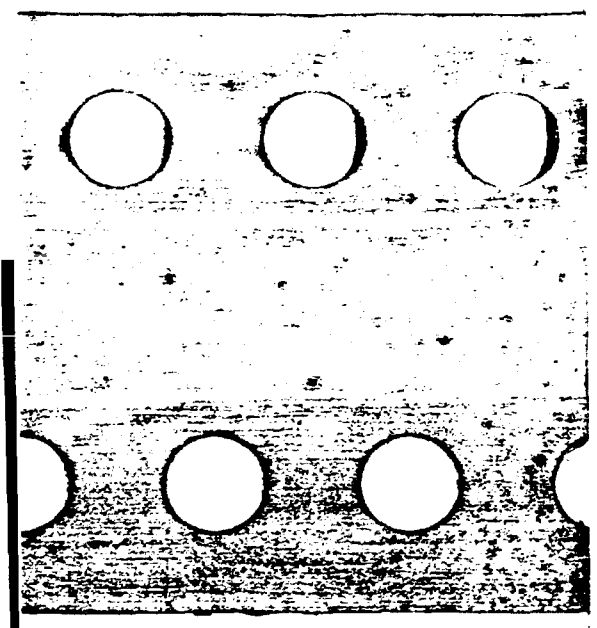
S 82° 59′ 22 E, 190.43 feet to a point. Said point being the northwest corner of Lot No. 2, Hamilton Industrial Park;

THENCE, leaving said Fort Negley Court right-of-way line along the westerly boundary of said Lot No. 2, S 07° 00′ 38" W, 360.00 feet to a point in the northerly right-of-way of Hamilton Avenue, said point being the southwest corner of said Lot No. 2, Hamilton Industrial Park;

THENCE, with the northerly right-of-way of Hamilton Avenue N 82° 15′ 51" W, 145.70 feet to the point of beginning;

Containing 81,459 square feet of 1.87 acres, more or less. Being a portion of the property conveyed to Robert Bowling by deed of record in Book 8752, page 795, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9246 PAGE 777

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
			CAHT	
				120000.00
			CON TX	444.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	457.00
			CHECK	457.00
02/09/94	01	15:49	0001	4483

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16771
IDENTIF. ← REFERENCE

94 FEB -9 PM 3:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.755229