64040

IDENTIF. & REFERENCE BOOK 9386 PAGE 526

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94 JUN 23 AM 10:21

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (EWB)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donald Gene White, Jr. 513 Green Harbor Circle Franklin, TN 37064	Same	105-10-350

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DISNEY TIRE & RUBBER CO., a Kentucky corporation, ("Grantor") has bargained and sold, and by these presents transfers and conveys unto DONALD GENE WHITE, JR. ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto, together with all improvements thereto (the "Property").

This is improved property known as 665-7 Wedgewood Avenue, Nashville, Tennessee.

Said Property is conveyed subject to the matters shown on Exhibit B attached hereto.

It is expressly understood that Grantor makes no representations or warranties, express or implied, with respect to the present condition of the Property or state of repair of any improvements to the Property or their suitability for Grantee's intended use or for any use whatsoever. Grantee has inspected the Property and agrees to purchase the property "as-is" in its present condition, whatever that condition may be. By acceptance of this conveyance and as a part of the consideration therefor, Grantee agrees to assume all risks involved in connection with the ownership of the Property and agrees to hold Grantor harmless of and from any and all claims or causes of action arising or growing out of the present or future condition of the Property, whether environmental or otherwise.

TO HAVE AND TO HOLD said Property with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, his heirs and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors to warrant and forever defend the title to said Property to Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

WITNESS our hands this 22 day of June, 1994, the corporate party having caused its name to be signed hereto by its duly authorized officer on said day and date.

DISNEY TIRE & RUBBER CO.

By: _____
Paul E. Disney, Jr.
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Paul E. Disney, Jr., 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 President of Disney Tire & Rubber Co., the within named bargainor, a Kentucky corporation, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 22nd day of June, 1994.

_____
Notary Public

My Commission Expires:
3-22-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $425,000.00.

_____
Affiant

Sworn to and subscribed before me this 22nd day of June, 1994.

_____
Notary Public

My Commission Expires:
3-22-97

EXHIBIT A

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING LOT NO. 11 IN THE DIVISION OF THE ESTATE OF JOSEPH W. HORTON, DECEASED, AS OF RECORD IN PLAT BOOK 161, PAGE 143, R.O.D.C. AND BEING THE NORTHERLY ONE-HALF (1/2) OF A 25 FOOT WIDE ALLEY CLOSED BY BILL NO. 72-316 AND BEING THE PROPERTY OF DISNEY TIRE & RUBBER CO. AS OF RECORD IN DEED BOOK 5540, PAGE 493 AND BEING BOUNDED ON THE WEST BY THE CSX RAILROAD, ON THE NORTH BY WEDGEWOOD AVENUE, ON THE EAST BY L. THOMPSON AS OF RECORD IN DEED BOOK 7153, PAGE 204, R.O.D.C. AND ON THE SOUTH BY M. REALTY COMPANY AS OF RECORD IN DEED BOOK 4826, PAGE 399, R.O.D.C. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD ON THE SOUTHERLY RIGHT-OF-WAY OF WEDGEWOOD AVENUE AND IN THE EASTERLY RIGHT OF WAY LINE OF THE CSX RAILROAD;

THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY OF WEDGEWOOD AVENUE EASTWARDLY SOUTH 83 DEG 50 MIN 26 SEC EAST, 168.15 FEET TO AN IRON ROD;

THENCE WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF WHICH IS 20 DEG 06 MIN 51 SEC, THE RADIUS OF WHICH IS 464.90 FEET, THE CHORD OF WHICH IS SOUTH 73 DEG 47 MIN 01 SEC EAST, 162.37 FEET, AND HAVING AN ARC LENGTH OF 163.21 FEET TO A METAL FENCE POST AT A COMMON CORNER WITH THOMPSON;

THENCE WITH THOMPSON SOUTH 5 DEG 37 MIN 21 SEC WEST, 290.97 FEET TO AN IRON ROD IN THE NORTHERLY RIGHT-OF-WAY OF ALLEY #1815;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF ALLEY #1815 NORTH 83 DEG 55 MIN 11 SEC WEST, 9.00 FEET TO AN IRON ROD;

THENCE ALONG THE WESTERN RIGHT-OF-WAY OF SAID ALLEY SOUTH 05 DEG 37 MIN 21 SEC WEST, 12.50 FEET TO AN IRON ROD AT THE NORTHEAST CORNER OF THE M. REALTY COMPANY PROPERTY;

THENCE WITH THE NORTHERN PROPERTY LINE OF THE M. REALTY COMPANY NORTH 83 DEG 55 MIN 11 SEC WEST, 224.97 FEET TO AN IRON ROD BEING IN THE EASTERLY RIGHT-OF-WAY OF CSX RAILROAD;

THENCE ALONG THE EASTERLY RIGHT-OF-WAY OF CSX RAILROAD, NORTH 10 DEG 06 MIN 17 SEC WEST, 345.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 91,646 SQUARE FEET (2.104 ACRES MORE OR LESS).

BEING the same property conveyed to Disney Tire & Rubber Company, Inc., by Deed of Record in Book 5540, page 493, Register's Office for Davidson County, Tennessee.

The foregoing description is from a survey by R. Scot Cherry, TN No. 1512, Cherry Land Surveying, 700 Craighead Street, Suite 305 Nashville, Tennessee 37204.

EXHIBIT B

1. Sanitary sewers and/or storm drainage easement as set forth in instrument recorded in Book 4089, page 437, Register's Office for Davidson County, Tennessee.

2. Easements retained by Metropolitan Government of Nashville and Davidson County in Metro Council Bill #72-316.

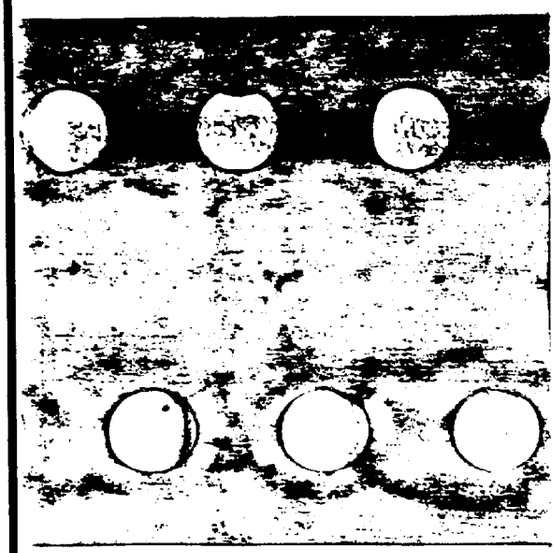
3. Rights of the railroad under a charter right-of-way.

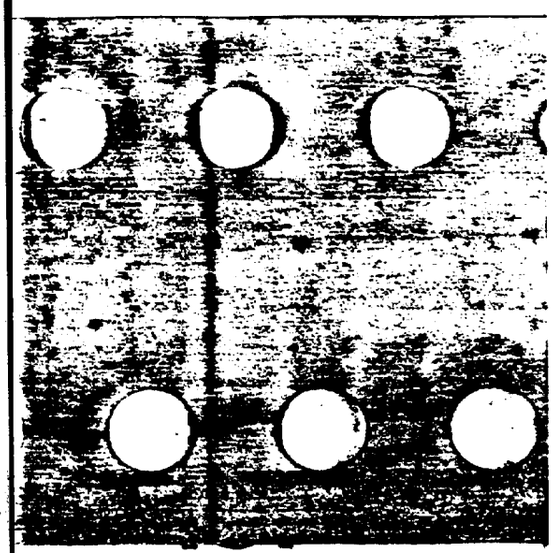
4. Rights of tenants in possession under unrecorded leases as follows:

   a) Terms and provisions of unrecorded lease to Edwards Warren Tire Company dated July 14, 1993.

   b) Terms and provisions of unrecorded lease to Ronald D. Sterritt d/b/a Wedgewood Station Antique Mall dated October 15, 1993.

9355 06/23 0101 03CHECK 1589.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9386 PAGE 530

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	425000.00
			CON TX	1572.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1589.50
			CHECK	1589.50
06/23/94	01		10:21 0001	9355

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

64040
IDENTIF. ↑ REFERENCE

94 JUN 23 AM 10: 21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 806066