B' 28

BOOK 9564 PG 85

THIS INSTRUMENT PREPARED BY:
WILLIAM L. ROSENBERG
344 Fourth Ave. North
Nashville, Tennessee 37219-1611

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

Cellux Converters, Inc. Same Part of Map 105-15
470 Craighead Street Parcel 12
Nashville, TN 37204

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $5000.00.

Affiant

Subscribed and sworn to before me this 31st day of January, 1995.

Notary Public

My commission expires: Sept 16, 1995

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Robert A. Shumate and wife, Beulah Shumate**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Cellux Converters, Inc., a Tennessee corporation**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being part of Lot No.1 on the Plan of W.W. Berry, as of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, and being a part of the Teal & Shumate Property, a plan of which is of record in Book 7900, page 577, said Register's Office (being identified therein as "Exhibit C") and described more particularly according to the said plan of the Teal & Shumate Property prepared by The Harpeth Group, Inc., P.O. Box 3668, Brentwood, TN 37027 dated August 18, 1992, as follows:

Beginning at an iron pin on the northerly margin of Craighead Street, being the southwesterly corner of the property conveyed to Robert A. Shumate and wife, Beulah Shumate of record in Book 9114, page 707, Register's Office for Davidson County, Tennessee and the southeasterly corner of the property conveyed to Cellux Converters, Inc., a Tennessee corporation of record in Book 9123, page 978, said Register's Office; thence with the common line between the said properties, N 22 deg. 25 min. 02 sec. W 406.75 feet to an iron pin; thence leaving said common line S 61 deg. 18 min. 37 sec. E 57.00 feet to an iron pin in the westerly line of the property conveyed to Dominion Asset Management In TN., Inc., of record in Book 8428, page 315, said Register's Office; thence with the said common line of the Dominion Asset Management property, S 32 deg. 26 min. 25 sec. W 56.34

feet to a point; thence S 23 deg. 04 min. 33 sec. W 227.48 feet to a point; thence S 08 deg. 20 min. 40 sc. W 95.77 feet to a point in the northerly margin of Craighead Street; thence along said margin and leaving the said common line with the Dominion Asset Management In TN., Inc. property N 87 deg. 39 min. 42 sec. W 71.90 feet to the point of beginning, containing 0.4461 acres, more or less.

Being a part of the same property conveyed to Robert A. Shumate by deed from J.B. Regen, Jr. and wife, Sarah Robertson Regen by deed of record in Book 6590, page 516, Register's Office for Davidson County, Tennessee, and to Robert A Shumate and wife, Beulah Shumate by deed from Robert A. Shumate of record in Book 9114, page 707, Register's Office for Davidson County, Tennessee.

This property is subject to (a) 1994 and 1995 taxes; (b) matters shown on the Plan of the Lands of W.W. Berry of record in Book 421, page 26, said Register's Office; (c) matters shown on the Plan of the Teal and Shumate Property of record in Book 7900, page 577, said Register's Office including an owner's certificate and certain easements and setbacks, including two 10'x10' permanent easements and another permanent easement 10' in width as described more particularly on the said Plan; (d) an easement for sewer lines or telephone lines as referred to in a deed of record in Book 1534, page 380, said Register's Office; (e) an easement for the flow of Brown's Creek; (f) a survey made by Regan-Smith-Murphy & Associates, Inc. dated November 4, 1988 shows that a portion of the property is within an area of flood inundation as designated by Federal Emergency Management Agency Maps, Community Parcel No. 4700400169B effective June 15, 1982 and shows a sanitary sewer line running across the southeasterly portion of the property; (g) easements contained in a survey made by Barge, Waggoner & Sumner, Inc., for Metropolitan Government of Nashville and Davidson county, Tennessee, known as Project no. 63-R-99, Craighead Street, consisting of: a permanent drainage easement to re-channel Browns Creek, described as follows: Beginning at a point where the property line between J.B. Regen, et ux and Leona Margaret O'Conner Oglesby Hawkins intersects the new relocated North margin of Craighead Street; thence North 22 deg. 31' East 346 feet along said property line to a point; thence southwesterly 376 feet to a point in the new relocated North margin of Craighead Street; thence easterly 66 feet, more or less, along said margin of Craighead Street to point of beginning and being triangular in shape; (h) a temporary drainage easement to widen Brown's Creek, a 10 foot permanent easement for sanitary sewer, and a 30 foot temporary construction easement (15 feet on either side of and adjacent to the said permanent easement), as described more particularly in a deed of record in Book 4445, page 571, said Register's Office.

This is improved property known as 2221 Bransford Ave., Nashville, Tennessee 37204.

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 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 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 3rd day of JANUARY, 1995.

Robert A. Shumate

Robert A. Shumate

Beulah Shumate

Beulah Shumate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, William L. Rosenberg, a Notary Public in and for said County and State, the within named Robert A. Shumate and wife, Beulah Shumate, 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 at Nashville, Tennessee, this 3rd day of JANUARY, 1995.

William L. Rosenberg

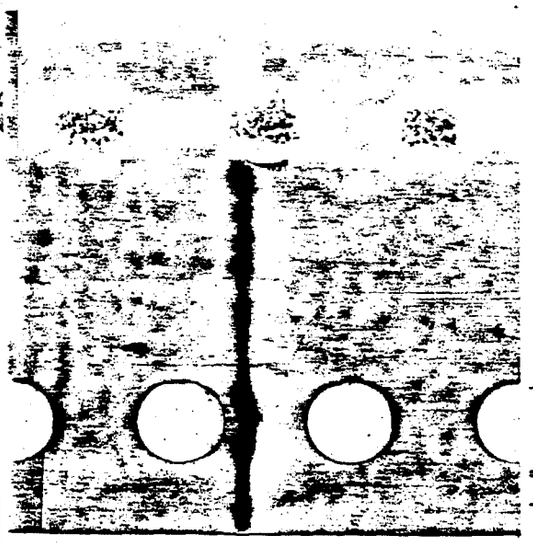
NOTARY PUBLIC
My Commission Expires: April 16, 1997

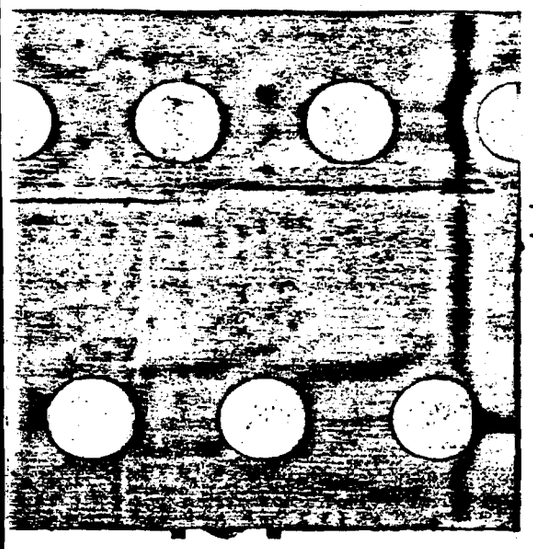
DEEDS-T.722

22867
IDENTIF. & REFERENCE

95 JAN -5 AM 8:41
FELIX A. BROWN REGISTER
DAVIDSON COUNTY, TN.

9241 01/05 0101 03CHECK 31.50





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

RECEIVED OF _____

FOR _____

BOOK 9564 PG 88

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	5000.00
CON TX	18.50
PRFEE	1.00
MDEED	12.00
TOTAL	31.50
CHECK	31.50

01/05/95 01 08:41 0001 9241

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22867
IDENTIF. ↑ REFERENCE

95 JAN -5 AM 8:41
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 869111