BOOK 9720PG117

Send Tax Bills to: New Owner
Edward H. Burrell
912 Fireside Court
Brentwood, Tn 37027

Box 35
275557

Map 118-8
Parcel 174 and
173 (part of)
1995-00065-NEG
JA43\PF0202P1.95P

This instrument prepared by
or under the direction of:

William C Basney

William C. Basney, Esq.
Senior Counsel
CSX Transportation, Inc.
500 Water Street
Jacksonville, Florida 32202

State of Tennessee, County of Davidson
The actual consideration or value, whichever is greater for the transfer is $38,000.00.

Edward H. Burrell

Subscribed and sworn to before me, this the 15 day of March, 1995.

Notary Public

My Commission Expires 11-10-97

THIS DEED, made this 8th day of February, 1995, between L&N INVESTMENT CORPORATION, a Delaware corporation, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, hereinafter called "Grantor", and EDWARD H. BURRELL, whose mailing address is 912 Fireside Court, Brentwood, Tennessee 37027, hereinafter called "Grantee", WITNESSETH:

(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

THAT Grantor, for and in consideration of the sum of THIRTY-EIGHT THOUSAND AND NO/100 DOLLARS ($38,000.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, his heirs, legal representatives and assigns, those two (2) certain tracts or parcels of land situate, lying and being at Nashville, County of Davidson, State of Tennessee, hereinafter individually designated Parcels 1 and 2 and collectively designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and together containing 0.58 of an acre, more or less.

TOGETHER WITH all buildings, structures and improvements thereon, and all and singular the rights, alleys, ways, waters, privileges, hereditaments and appurtenances to said Premises belonging or in anyway incident or appertaining.

TO HAVE AND TO HOLD the said Premises unto Grantee, Grantee's heirs and assigns or successors and assigns, forever.

Grantor hereby WARRANTS that: (a) SUBJECT TO reservations, exceptions, easements, covenants, restrictions and limitations of record or platted, all existing public utilities and roadways, and all existing encroachments, ways and servitudes, howsoever created, determinable by a proper survey or by an inspection thereof, including, but not limited to the abandoned alley, Grantor will forever defend the Premises unto Grantee against claims of or by Grantor and all other persons lawfully claiming or to claim the same or any part thereof by, through or under Grantor; (b) Grantor will execute such other and further assurances of the same as may be required.

Grantee, by the acceptance hereof, hereby covenants and agrees with Grantor that Grantor shall not be required to erect or maintain any fences, railings or guard rails along any boundary lines between the Premises and the adjacent land(s) of Grantor or of any other company affiliated with Grantor; or be liable for or required to pay any part of the cost or expense of erecting or maintaining such fences, railings or guard rails, or any part thereof; or be liable for any damage, loss or injury that may result by reason of the non-existence or the condition of any fences, railings or guard rails. Grantee assumes all liability and responsibility respecting fences, railings or guard rails, or the absence thereof.

Grantee, by acceptance of this deed, hereby covenants that it, its successors, heirs, legal representatives or assigns, shall maintain the existing drainage on the Premises in such a manner as to not impair adjacent railroad operating property drainage and to not redirect or increase the quantity or velocity of surface water runoff or any streams into Grantor's drainage system or upon the operating property of CSX Transportation Inc., or other lands and facilities of Grantor. If the Premises or existing drainage are modified or improved, Grantee agrees to construct and maintain, in accordance with all applicable statutes, ordinances, building and subdivision codes, covenants and restrictions, an adequate drainage system from the Premises to the nearest public or non-Grantor owned drainage or storm sewer system, in order to prevent the discharge of roof, surface, stream and other drainage waters upon said operating property or upon other adjacent lands and facilities of Grantor.

Said covenant(s) shall run with title to the Premises conveyed, and bind upon Grantee, Grantee's heirs, legal representatives and assigns, or corporate successors and assigns, and anyone claiming title to or holding Premises through Grantee.

Grantor, by its undersigned officer, hereby certifies that the full value of all land or property conveyed hereby, or the actual consideration for the release of all property rights quitclaimed hereby, is $38,000.00 (U.S.), including any property exchanged and any financing.

IN WITNESS WHEREOF, L&N INVESTMENT CORPORATION, pursuant to due corporate authority, has caused its name to be signed hereto by its officers hereunto duly authorized and its corporate seal, duly attested, to be hereunto affixed.

Signed, sealed and delivered
in the presence of:

Mary C. Galewski
MARY C. GALEWSKI

Robert L. Whealton

Robert L. Whealton

L&N INVESTMENT CORPORATION:

By Patricia J. Aftoora
Vice President
Patricia J. Aftoora

Attest Joyce A. Dolan (SEAL)
Assistant Secretary
Joyce A. Dolan

STATE OF FLORIDA)
) SS.
COUNTY OF DUVAL)

I, Robert L. Whealton, a Notary Public of the State of Florida and the County of Duval, do certify that, on the date below, before me in said County came Patricia J. Altosa, (—) to me known, and/or ( ) proven by satisfactory current evidence to be the person whose name is subscribed to the above instrument, who, being by me first duly sworn, did make oath, acknowledge and say that: he resides in Jacksonville, Duval County, Florida; he is Vice President, of CSX Transportation, Inc., the corporation described in and which executed said instrument; he is fully informed of the contents of the instrument; he knows the seal of said corporation; the seal affixed to said instrument is such seal; it was so affixed by authority of the Board of Directors of said corporation; he signed his name thereto for said corporation pursuant to Board authority; and instrument is the free act and deed of said corporation; and the conveyance herein is not part of a transaction, sale, lease, exchange or other transfer or conveyance of all or substantially all of the property and/or assets of the Grantor.

IN WITNESS WHEREOF, I hereunto set my hand and official seal, this 5th day of February, 1997.

My commission expires on:

Robert L. Whealton (SEAL)
Notary Public
Print Name: Robert L. Whealton

Robert L. Whealton
Notary Public, State of Florida
Commission No. CC 338168
My Commission Expires 12/07/97
Bonded Through Fla. Notary Service & Bonding Co.

BOOK 9720PG120

EXHIBIT A

Land in the 1st Civil District, of Davidson County, Tennessee, being Lots Nos. 1 and 2 as shown on the plan of Thompson and Ring's Edenwold Park - ReSubdivision of record in Plat Book 7900, page 986, Office for Davidson County, Tennessee.

Being the same property conveyed to Houston-McCord Realty Company, a Tennessee corporation, by deed from Belle Forest Land Company, of record in Book 436, page 546, Register's Office for Davidson County, Tennessee; the said Houston-McCord Realty Company having become L&N Investment Corporation, as evidenced by Merger of record in Book 8536, page 859, Register's Office for Davidson County, Tennessee.

Effective December 31, 1991, Houston-McCord Realty Company was merged into L&N Investment Corporation.

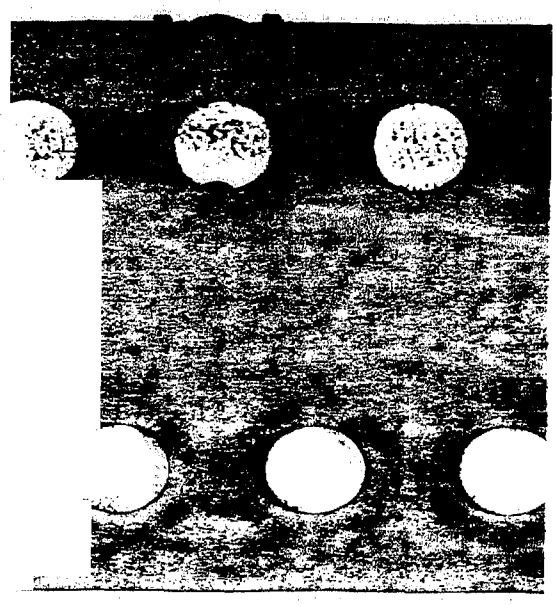
00075715

IDENTIFICATION REFERENCE

95 JUL -3 PM 1:35

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

7445 07/03 1101 03CHECK 157.60



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

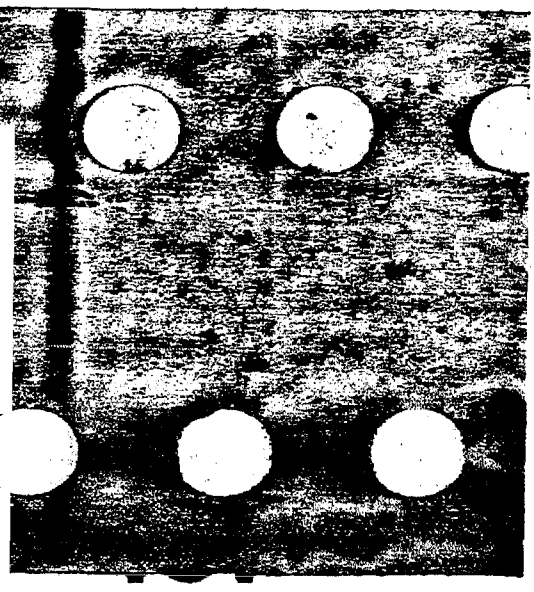
RECEIVED OF _____

FOR _____

BOOK 9720 PG 121

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 38000.00
CON TX 140.60
PRFEE 1.00
MDEED 16.00
TOTAL 157.60
CHECK 157.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 07/03/95 01:35:00 0001 7445

0075715
IDENTIF. # REFERENCE

95 JUL -3 PM 1:35
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926599