(1)

This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tn 37238
00277386, Box 35

BOOK 9871 PG 393

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Raymond A. Connelly 511 2nd Avenue North Nashville, Tn. 37201	Owner	Map 82-14 Parcel 74

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by Raymond A. Connelly and wife, Betty B. Connelly, and other good and valuable considerations, accepted as cash, the receipt and sufficiency of which are hereby acknowledged, R.A. B.B.
Davidson County Farmers Co-operative, aka Davidson Farmers Cooperative a Tennessee corporation, has this day bargained and sold, and does hereby transfer and convey unto the said Raymond A. Connelly and wife, Betty B. Connelly, the Grantees herein, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of November, 1995.

Notary Public

My Commission Expires: 11-10-97

This is improved (x) unimproved ( ) property, known as:

701 Second Avenue North, Nashville, TN 37201

0126725

IDENTIFICATION

95 NOV 29 AM 9:43

FILED & RECORDED IN OFFICE
DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their heirs and assigns, forever, it covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for matters shown on Exhibit B attached hereto.

IT FURTHER COVENANTS AND BINDS itself, its (successors), heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, their heirs and assigns, against the lawful claims of all persons.

Whenever 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 28th day of November, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

DAVIDSON COUNTY FARMERS CO-OPERATIVE,
a Tennessee corporation

By: Roy Hooper
Roy Hooper, President

BY: Ben Rigby
Ben Rigby, Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Roy Hooper and Ben Rigby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be President and Secretary of Davidson County Farmers Co-operative, a Tennessee corporation, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as President and Secretary.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 28th day of November, 1995.

Linda V. Jones
NOTARY PUBLIC

Commission expires: 11-10-97

LINDA V. JONES NOTARY PUBLIC AT LARGE

EXHIBIT A

TRACT I:

A tract of land in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at a point in the southwest line of Second Avenue North, said point being ninety one and nine tenths (91.9) feet measured northwestwardly along said southwest line of Second Avenue North from a point in the center line of the southbound main track of the Louisville Division, formerly Main Stem Second Division of the railroad of the Grantor at Valuation Station 2394+65, which point is nine hundred twelve (912) feet measured westwardly along said center line of southbound main track from Mile Post 185 from Louisville, Kentucky, said point also being in the north face of a concrete wall; thence southwestwardly along the north face of said wall, ninety one and nine tenths (91.9) feet northwestwardly from and parallel to said center line of southbound main track a distance of one hundred forty four and seven tenths (144.7) feet, more or less, to a point in Grantor's west property line; thence northwestwardly along Grantor's west property line lying southwestwardly from and parallel to said southwest line of Second Avenue North a distance of one hundred thirty (130) feet, more or less, to a point in Grantor's north property line, said point being two hundred twenty one and nine tenths (221.9) feet, more or less, measured northwestwardly at right angles from the center line of said southbound main tract; thence northeastwardly along Grantor's north property line two hundred twenty one and nine tenths (221.9) feet, more or less, northwestwardly from and parallel to said centerline of southbound main track a distance of one hundred forty five and five tenths (145.5) feet to a point in said southwest line of Second Avenue North; thence southeastwardly along said southwest line of Second Avenue North, a distance of one hundred thirty (130) feet, more or less, to the point of beginning, containing eighteen thousand, eight hundred sixty three (18,863) square feet.

Being the same property conveyed to Davidson County Farmers Co-Operative, a corporation of the State of Tennessee, by deed from Louisville and Nashville Railroad Company, a corporation created and existing under the laws of the State of Kentucky, of record in Book 4003, page 18, Register's Office for Davidson County, Tennessee.

TRACT II:

A tract of land in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at a point in the southwest line of Second Avenue North, said point being ninety one and nine tenths (91.9) feet measured northwestwardly along said southwest line of Second Avenue North from a point in the center line of the southbound main track of the Louisville Division, formerly Main Stem Second Division of the railroad of the Grantor at Valuation Station 2394+65, which point is nine hundred twelve (912) feet measured westwardly along said center line of southbound main track from Mile Post 185 from Louisville, Kentucky, said point being in the north face of a concrete wall, said point also being in the southeast corner of a tract of land conveyed to the Grantee by the Grantor herein by deed dated March 28, 1966; thence southeastwardly along said southwest line of Second Avenue North a distance of sixty eight and seven tenths (68.7) feet to a point, said point being twenty three and two tenths (23.2) feet, being measured northwestwardly at right angles from said center line of southbound main track; thence southwestwardly along a line twenty three and two tenths (23.2) feet northwestwardly from and parallel to said center line of southbound main track a distance of one hundred sixty four and

P.H.
B.R.

forty five hundredths (164.45) feet to a point in the southwest line of Grantee's building opposite Valuation Station 2396+29.45; thence northwestwardly along said southwest line of building, and said line if extended northwestwardly a distance of sixty eight and seven tenths (68.7) feet to a point in Grantor's northwest right of way line, said point also being ninety one and nine tenths (91.9) feet measured northwestwardly at right angles from said center line of southbound main track; thence northeastwardly along a line ninety one and nine tenths (91.9) feet northwestwardly from and parallel to said center line of southbound main track and extending partially along the northwest line of said conveyance to the Grantee by deed dated March 28, 1966, a distance of one hundred sixty four and forty five hundredths (164.45) feet to the point of beginning, containing eleven thousand, two hundred ninety eight (11,298) square feet.

Being the same property conveyed to Davidson County Farmers Co-Operative, a corporation of the State of Tennessee, by deed from Louisville and Nashville Railroad Company, a corporation created and existing under the laws of the State of Kentucky, of record in Book 4065, page 13, Register's Office for Davidson County, Tennessee.

R. H.
B R.

EXHIBIT B

Terms and conditions of a contract by and between the Louisville and Nashville Railroad Company, a Kentucky corporation, and Davidson Farmers Co-Operative, a Tennessee corporation, dated August 16, 1966, of record in Book 4064, page 454, Register's Office for Davidson County, Tennessee and that unrecorded Lease No. LN-005949 by and between CSX Railroad and Davidson County Farmers Co-Operative (Tract II).

Restrictive Covenants contained in an instrument of record in Book 4003, page 18, Register's Office for Davidson County, Tennessee, omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or national origin (Tract I).

All matters as shown on survey of John Kohl and Company, P.C., File No. 10701-261, dated 10-18-95. Said survey discloses the following:

a. an encroachment of building 3.6' x 140' onto L&N Railroad property.

b. a twelve (12) foot ~~public~~ 20' alleyway/driveway extending across the north side of Tract II with wood pole wire lines therein as noted in Book 4065, page 13, R.O.D.C., Tennessee.

c. location of a perpetual easement 16 feet in width lying 8 feet each side of and parallel to the existing center line of Grantors Track #87, as contained in deed from Louisville and Nashville Railroad Company to Davidson County Farmers Co-Operative, a corporation, of record in Book 4003, page 18, Register's Office for Davidson County, Tennessee. Said Track #87 having been removed. (Tract I)

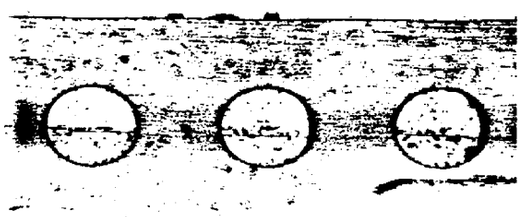
d. Asphalt drive serving the herein described property encroaches onto the property to the north (Tract I).

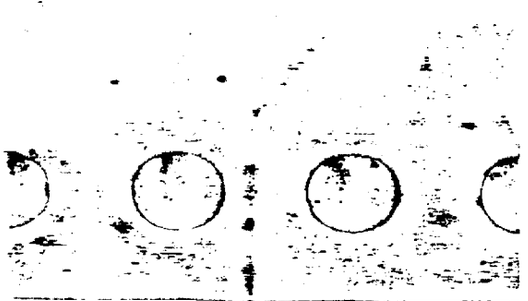
e. The square footage mentioned in the legal description is only for convenience in identifying the tract.

R.H.
B.R.

2509 11/29 0101 03CHECK 1075.50

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







RECEIVED OF _____

FOR _____

BOOK 9871 PG 398

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	
				285000.00
			CON TX	1054.50
			PRFEE	1.00
			WDEED	20.00
			TOTAL	1075.50
			CHECK	1075.50
11/29/95	01		09:43 0001	2509

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0125725
IDENTIFICATION REFERENCE

95 NOV 29 AM 9:43
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 981029