B0137
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
William H. Hawkins, Trustee 401 Union St. 12th Floor Nashville, TN 37219	134-257	Same
This instrument prepared by: Boult, Cummings, Conners & Berry 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

BOOK 9960 PG 233

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, The Danley Corporation, a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents transfers and conveys to William H. Hawkins, Trustee, (the "Grantee"), Grantee's successors 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 prorated between the parties.

2. Gas Pipe Line Easement of record in Book 4858, page 990 and of record in Book 4858, page 994, Register's Office for Davidson County, Tennessee.

3. Terms, Conditions and provisions contained in the Lease Amendment of record in Book 4289, page 259, Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record in Book 9960, page 217, Register's Office for Davidson County, Tennessee.

This is improved property located on Franklin Limestone Road, Nashville, Davidson County, Tennessee.

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

William H Hawkins
Affiant

Subscribed and sworn to before me this 28th day of February, 1996.

Katherine W. Eidson
Notary Public
My Commission Expires: 11/2/96

NOTARY PUBLIC AT LARGE

0317440.01
023700-002 02/20/96

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of February, 1996.

THE DANLEY CORPORATION, a Tennessee corporation

By: William H. Cammack

Title: Director

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Katherine W. Eidson, Notary Public, William H. Cammack, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is Director of The Danley Corporation, a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 28th day of February, 1996.

Katherine W. Eidson
Notary Public

My Commission Expires: 11/2/96

KATHERINE W. EIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

96 FEB 28 AM 11:24
FELIX Z. ROSSOLLI REGISTER
DAVIDSON COUNTY, TN.

0154362
IDENTIF. ↑ REFERENCE

2250 02/28 0101 03CHECK 1104.50

0317440.01
023700-002 02/20/96

Exhibit A

A Tract of land lying in Nashville, Davidson County, Tennessee as described by Boundary and Topographic Survey of a Tract of Parcel 257, Map 134, Franklin Limestone, dated July 14, 1995, last revised February 8, 1996, R. Scot Cherry, Licensed Surveyor, License No. 1512, and being more particularly described as follows:

Beginning at an iron rod in the North right-of-way line of Franklin Limestone Road, being the intersection of Franklin Limestone Road and a private road known as Mullen Road, and also being a corner common with C.P.H. Saussy and J.C. Tweed, et al, Trustees;

Thence, with a curve to the left, the central angle of which is 08 Deg. 10 Min. 12 Sec., the radius of which is 520.00 feet, the chord of which is North 72 Deg. 21 Min. 29 Sec. West, 74.08 feet, an arc length of 74.15 feet to a P.K. nail at a corner common with C.P.H. Saussy and J.C. Tweed et al, Trustees;

Thence, North 06 Deg.00 Min. 01 sec.. West, 30.00 feet to an iron rod in the South property line of Hamilton Concrete Products, Inc., Bk. 7669, Pg. 156;

Thence, North 83 Deg. 59 Min. 59 Sec. East, 36.01 feet to an iron rod in the South property line of Hamilton Concrete Products, Inc., Bk. 7669, Pg.. 156;

Thence, with a curve to the left, the central angle of which is 09 Deg. 58 Min. 38 Sec., the radius of which is 1700.00 feet, the chord of which is North 79 Deg. 00 Min. 27 Sec. East, 295.66 feet, an arc length of 296.03 feet to an iron rod at a corner common with Hamilton Concrete Products, Inc., Bk. 7996, Pg. 161;

Thence, with the East line of Hamilton Concrete Products, Inc., North 02 Deg. 38 Min. 29 Sec. East, passing an iron rod at 737.00 feet, a total distance of 809.54 feet to an iron rod at a corner common with The Danley Corporation;

Thence, with the South line of The Danley Corporation, North 79 Deg. 30 Min. 26 Sec. East, 431.28 feet to an iron rod at a corner common with The Danley Corporation;

Thence, South 02 Deg. 38 Min. 29 Sec. West, 557.54 feet to an iron rod at a corner common with The Danley Corporation;

Thence, South 36 Deg. 32 Min. 41 Sec. East, 113.49 feet to an iron rod at a corner common with The Danley Corporation;

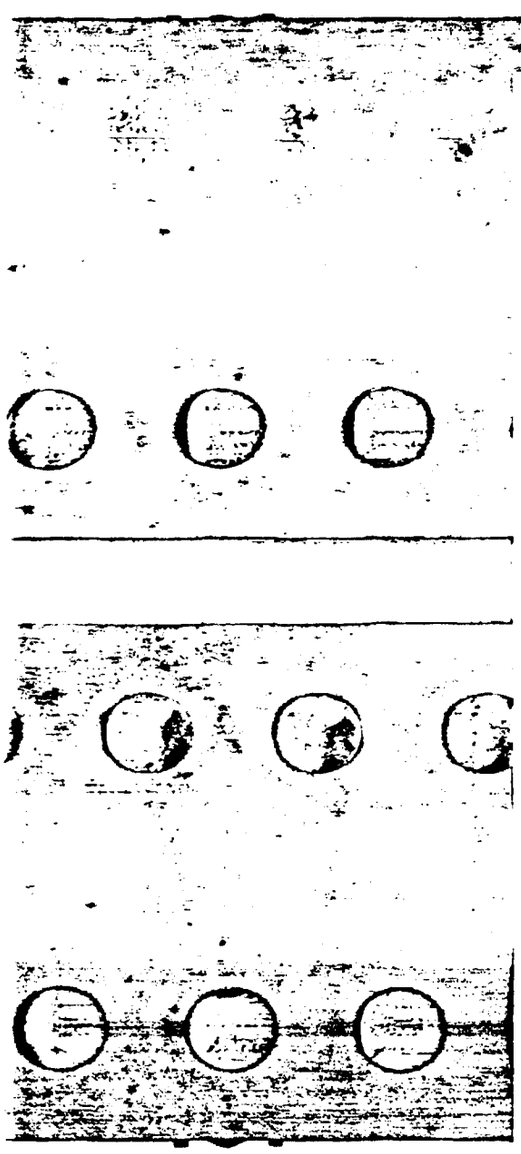
Thence, South 55 Deg. 05 Min. 10 Sec. West, 453.52 feet to a point;

Thence, with a curve to the right, the central angle of which is 12 Deg. 52 Min. 16 Sec., the radius of which is 1760.00 feet, the chord of which is South 76 Deg. 31 Min. 20 Sec. West, 394.54 feet, an arc length of 395.37 feet to the point of beginning.,

Containing 361,814 square feet (8.306 acres more or less).

Being part of the property conveyed to The Danley Corporation by deed of record in Book 2401, page 102, Register's Office for Davidson County, Tennessee.

TOGETHER WITH that certain Easement Agreement of record in Book 7960, page 217, Register's Office for Davidson County, Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 9960 PG 236

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 295000.00
CON TX 1091.50
PRFEE 1.00
WDEED 12.00
TOTAL 1104.50
CHECK 1104.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0154362
IDENTIF. # REFERENCE

96 FEB 28 AM 11:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010396