BOOK 9970PG357

THIS INSTRUMENT WAS PREPARED BY
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):
William Pickron
2110 Omohundro
Nashville, TN 37210

Send Tax Bills To:
Same

Map/Parcel Numbers:
94-10-13

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged

Cumberland Land Company of Nashville, Inc.

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

William Pickron

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Tract 1: A tract of land located in Metropolitan Nashville, Davidson County, Tennessee, being part of Lot One as previously shown on the Plan of the Georgia Industrial Realty Company's Subdivision of South Nashville Lots as of record in Book 421, page 187, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin set at the intersection of the West R.O.W. of Omohundro Place with the North R.O.W. of the Tennessee Central Railroad and proceeding as follows:

With said Railroad R.O.W., in a curve to the North having a radius of 1,859.88', an arc distance of 136.91' to a point;

Thence, North 84 degrees, 02 minutes, 26 seconds East, a distance of 136.06' to an iron pin set in said R.O.W. of Omohundro Place;

Thence with said R.O.W., in a curve to the East having a radius of 3,496.40', an arc distance of 104.08' to the beginning and containing 0.38 acres, more or less.

Tract 2: A tract of land located in Metropolitan Nashville Davidson County, Tennessee, being part of Lot One as previously shown on the Plan of the Georgia Industrial Realty Company's Subdivision of South Nashville Lots as of record in Book 421, page 187, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the North R.O.W. of the Tennessee Central Railroad, said point being a distance of 136.91', as measured along said R.O.W., from its intersection with the West R.O.W. of Omohundro Place, and proceeding as follows:

With said R.O.W., in a curve to the North having a radius of 1,859.88', an arc distance of 94.10' to a point;

Thence, leaving said R.O.W., and with the line of the property conveyed to AAA Electric, Inc. by Deed of record in Book 5816, page 576, Register's Office for Davidson County, Tennessee, North 17 degrees, 55 minutes, 41 seconds West, a distance of 156.57' to a point;

Thence, North 81 degrees, 12 minutes, 27 seconds East, a distance of 102.27' to a point;

Thence, North 84 degrees, 02 minutes, 26 seconds East, a distance of 9.00' to a point;

Thence, with the line of the property conveyed to Wiley C. Simms by Deed of record in Book 5436, page 778, Register's Office for Davidson County, Tennessee, South 11 degrees, 30 minutes, 16 seconds East, a distance of 140.00' to the beginning and containing 0.348 acres, more or less.

Tract 3: A tract of land located Metropolitan Nashville, Davidson County, Tennessee, being part of Lot One as previously shown on the Plan of Georgia Industrial Realty Company's Subdivision of Industrial Lots as of record in Book 421, page 187, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the North R.O.W. of the Tennessee Central Railroad, said point being a distance of 231.01', as measured along said R.O.W., from its intersection with the West R.O.W. of Omohundro Place, and proceeding as follows:

With said R.O.W. in a curve to the North having a radius of 1,859.88', an arc distance of 60.00' to a point;

Thence, leaving said R.O.W. and with the East boundary of the property conveyed to Nathan C. Burnett by Deed of record in Book 5062, page 700, Register's Office for Davidson County, Tennessee, North 17 degrees, 41 minutes, 21 seconds West, a distance of 163.2' to a point;

Thence, leaving the line of Burnett, and with the line of the property conveyed to AAA Electric, Inc. by Deed of record in Book 5994, page 497, Register's Office for Davidson County, Tennessee, North 81 degrees, 12 minutes, 27 seconds East, a distance of 60.00' to a point;

Thence, with the West boundary of the property conveyed to Virginia King Johnson by Deed of record in Book 5590, page 394, Register's Office for Davidson County, Tennessee, South 17 degrees, 55 minutes, 41 seconds, East, a distance of 156.57' to the beginning and containing 0.219 acres, more or less.

Being the same property conveyed to Cumberland Land Company, a Tennessee Partnership, by deed from Crossman & LaGasse, a Tennessee Partnership of record in Book 3823, page 29, Register's Office of Davidson County, TN.

The undersigned Leonard Stephens and Phillip Randall Richardson, being the sole shareholders of Cumberland Land Company of Nashville, Inc. join herein for the purpose of consenting hereto and conveying all of their individual right, title and interest in the subject property to the Grantee named herein.

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(s) their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 assigns, to warrant and defend title 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 5TH day of March, 1996.

Leonard Stephens
LEONARD STEPHENS

Phillip Randall Richardson
PHILLIP RANDALL RICHARDSON

CUMBERLAND LAND COMPANY OF NASHVILLE, INC.

BY: Leonard Stephens
LEONARD STEPHENS, PRESIDENT

Phillip R. Richardson
PHILLIP RANDALL RICHARDSON,
SECRETARY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Leonard Stephens and Phillip Randall Richardson, the within named 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 5TH day of March, 1996.

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE NORRIS JENKINS 9-21

M. Norris Jenkins
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Leonard Stephens and Phillip Randall Richardson with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the President and Secretary respectively of the Cumberland Land Company of Nashville, Inc., the within named bargainor, and corporation, and that they as such President and Secretary being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Leonard Stephens as such President and attesting the same by the said Phillip Randall Richardson as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 5TH day of March, 1996.

My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE NORRIS JENKINS 9-21

M. Norris Jenkins
NOTARY PUBLIC

BOOK 9970 PG 360

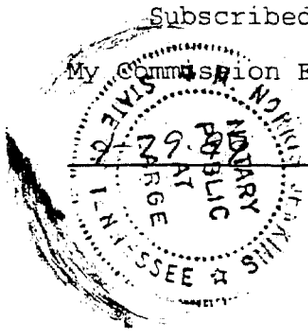
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $130,000.00.

William Parkinson
AFFIANT

Subscribed and sworn to before me this 5TH day of March, 1996.

My Commission Expires:



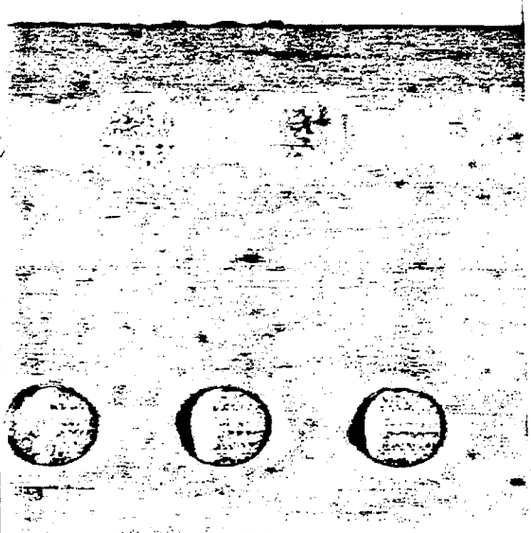
NOTARY PUBLIC

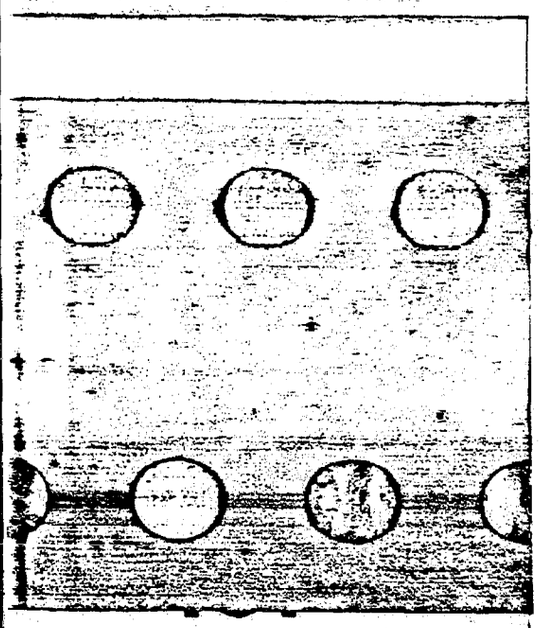
0157301
IDENTIF. & REFERENCE

96 MAR -6 AM 10:47
FELIX Z. WEINGARTEN REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

5385 03/06 0101 03CHECK 498.00





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

RECEIVED OF _____

FOR _____

BOOK 9970 PG 361

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 130000.00
CON TX 481.00
PRFEE 1.00
WDEED 16.00
TOTAL 498.00
CHECK 498.00

03/06/96 01 10:50 0001 5385

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 0157301

96 MAR -6 AM 10:47

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1013498