Box 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 420,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF April, 19 96

NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
WILSON TRUCKING CORPORATION	Same	106-10-2
Attn: J. Michael Herndon	(NAME)	
P. O. Box 200	(ADDRESS)	
(ADDRESS)		
Fishersville, VA 22939		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

DANNY L. HERMAN AND WIFE, BARBARA J. HERMAN

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

WILSON TRUCKING CORPORATION

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

5917 04/30 0101 03CHECK 1567.00

BOOK 10031 PG 979

017651 I
IDENTIF. ↑ REFERENCE

96 APR 30 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 210 Cole Avenue - Nashville, TN
(House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs 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 29th day of April, 19 96.

DANNY L. HERMAN

Barbara J. Herman
BARBARA J. HERMAN

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of Johnson }

BOOK 10031 PG 980

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Danny L. Herman and wife, Barbara J. Herman, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 29th day of April, 1996.

My Commission expires:
August 24, 1998

Cynthia D. Davis
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

EXHIBIT "A"

BOOK 10031 PG 981

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, described according to a survey by Dixie Engineering Associates dated July 6, 1970, as follows:

Beginning on the southerly margin of a dedicated alley also the easterly line of the Joe Katz property of record in Book 4239, page 988, Register's Office for said County; thence with Katz's easterly line south 22 deg. 43' west 310.08 feet to a concrete monument; thence South 67 deg. 00' East 75.00 feet to a concrete monument; thence South 54 deg. 56' East 224.10 feet to a concrete monument; thence north 22 deg. 43' East 504.38 feet to a concrete monument; thence North 67 deg. 17' West 168.87 feet to a concrete monument in the easterly margin of Cole Avenue; thence with the easterly margin of Cole Avenue South 22 deg. 43' West 146.00 feet to a point; thence North 67 deg. 17' West 125.00 feet to the point of beginning.

Being the same property conveyed to DANNY L. HERMAN AND WIFE BARBARA J. HERMAN by deed from HOME BENEFICIAL CORPORATION of record in Book 6773, page 464, said Register's Office .

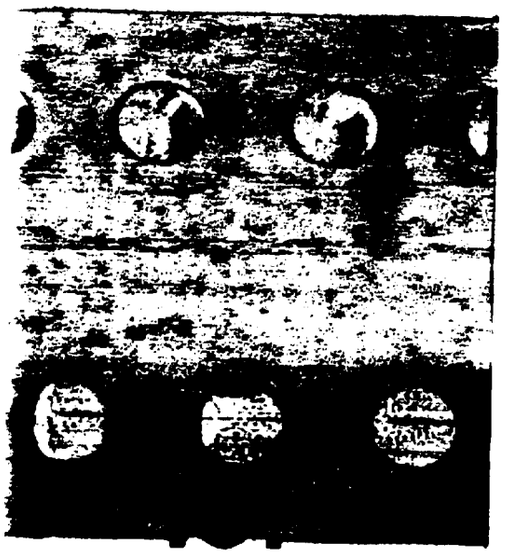
THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Easement for that portion of the right-of-way of the southerly terminus of Cole Avenue lying within that certain cul-de-sac more specifically set forth on a sketch which is referred to within and attached to Metropolitan County Council Bill No. 70-1187. In view of that survey of the subject property by Dixie Engineering Associates, dated July 24, 1971 (No. 5076), the foregoing cul-de-sac is not within the area occupied by the existing building on the subject property.

2. Liability is excepted by reason of the rights of the Nashville Electric Service in an existing transmission line lying within the boundaries of the subject property and between the westerly boundary of the subject property and the westerly margin of the 50-foot right of way abandoned by Metropolitan County Council Bill No. 70-1187. The right of said Nashville Electric Service to maintain said line is further excepted. In view of that survey of the subject property by Dixie Engineering Associates, dated July 24, 1971 (No. 5076), the foregoing transmission line and easement therefore is not within the area occupied by the existing building on the subject property.

3. Taxes for the year 1996, which have been prorated and assumed by the Grantee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10031 PG 982

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	
				420000.00
			CON TX	1554.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1567.00
			CHECK	1567.00
04/30/96	01		13:45 0001	5917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0176511
IDENTIF. ↑ REFERENCE

96 APR 30 PM 1:45
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033960