23

This Instrument Prepared By:
BAKER, DONELSON, BEARMAN &
CALDWELL,
A Professional Corporation
1700 Nashville City Center
Post Office Box 190613
511 Union Street
Nashville, Tennessee 37219

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:
Canada Shedd, LLC	Same
1710 Roy Acuff Place	
Nashville, Tennessee 37203	
Map & Parcel Number[s]:	92-16-351

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, RIVER HURRICANE COAL CO., INC., a Kentucky corporation ("Grantor") has bargained and sold and do hereby transfer and convey unto CANADA SHEDD, LLC, a Tennessee limited liability company, its successors and assigns ("Grantee"), certain tracts or parcels of land located in Davidson County, Tennessee and described as follows (the "Property"):

TRACT NO. 1:

Land in Davidson County, Tennessee, being Lot No. 124 in O.B. Hayes' First Plan of Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville.

Said Lot No. 124 fronts 50 feet on the easterly side of 18th Avenue South, formerly Shields Avenue, and extends back between parallel lines with the northern margin of Hawkins Street, 150 feet to an alley.

TRACT NO. II:

Land in Davidson County, Tennessee, being Lot No. 125 in O.B. Hayes' First Plan of Small Lots, as of record in Plan Book 1, page 69, Chancery Court at Nashville

Said Lot No. 125 fronts 50 feet on the easterly side of 18th Avenue South, formerly Lamar Street, and runs back between parallel lines 150 feet, more or less, to an alley.

Being the same property conveyed to River Hurricane Coal Company, Inc., a Kentucky corporation, by deed from Gail S. Smith, Trustee for Gilbert Wayne Smith and Gail S. Smith, of record in Book 5834, page 746, Register's Office for Davidson County, Tennessee.

This is improved property known as 1710 Roy Acuff Place, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for Davidson County Real Property Taxes for 1996, which are being prorated and assumed by Grantee.

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st day of March, 1996.

RIVER HURRICANE COAL CO., INC.

By: _____

Title: Pres.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $600,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 31st day of March, 1996.

_____
NOTARY PUBLIC

My Commission Expires: 3-16-98

JACKIE WARRICK NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

BOOK 10033 PG 994

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Jackie Warrick, a Notary Public of the state and county aforesaid, personally appeared Donnie Canada, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of River Hurricane Coal Co., Inc., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in this 31st day of March, 1996.

Jackie Warrick
NOTARY PUBLIC

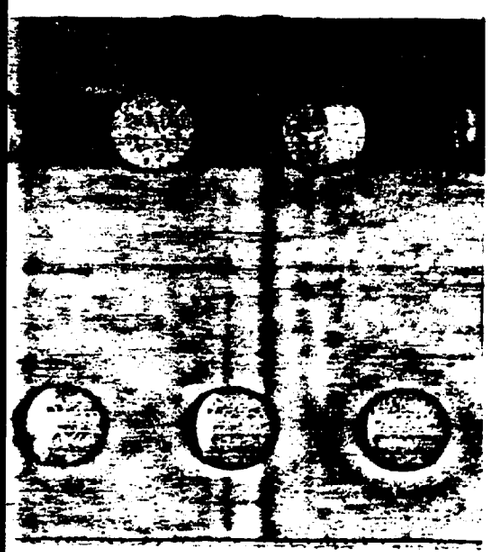
My Commission Expires:
3-16-98

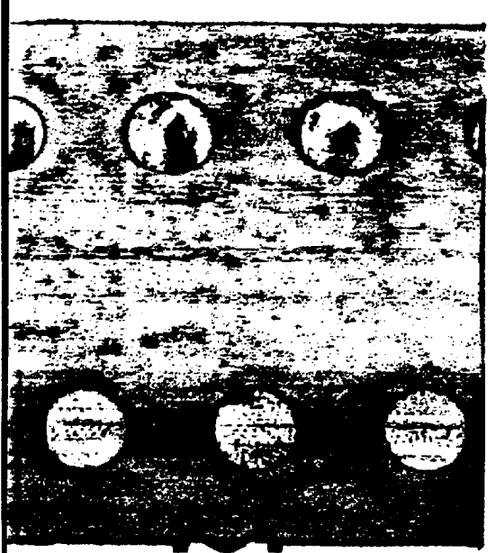
JACKIE WARRICK NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

017044
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 12:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

5484 05/01 0101 03CHECK 2233.00





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

RECEIVED OF _____

FOR _____

BOOK 10033 PG 995

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

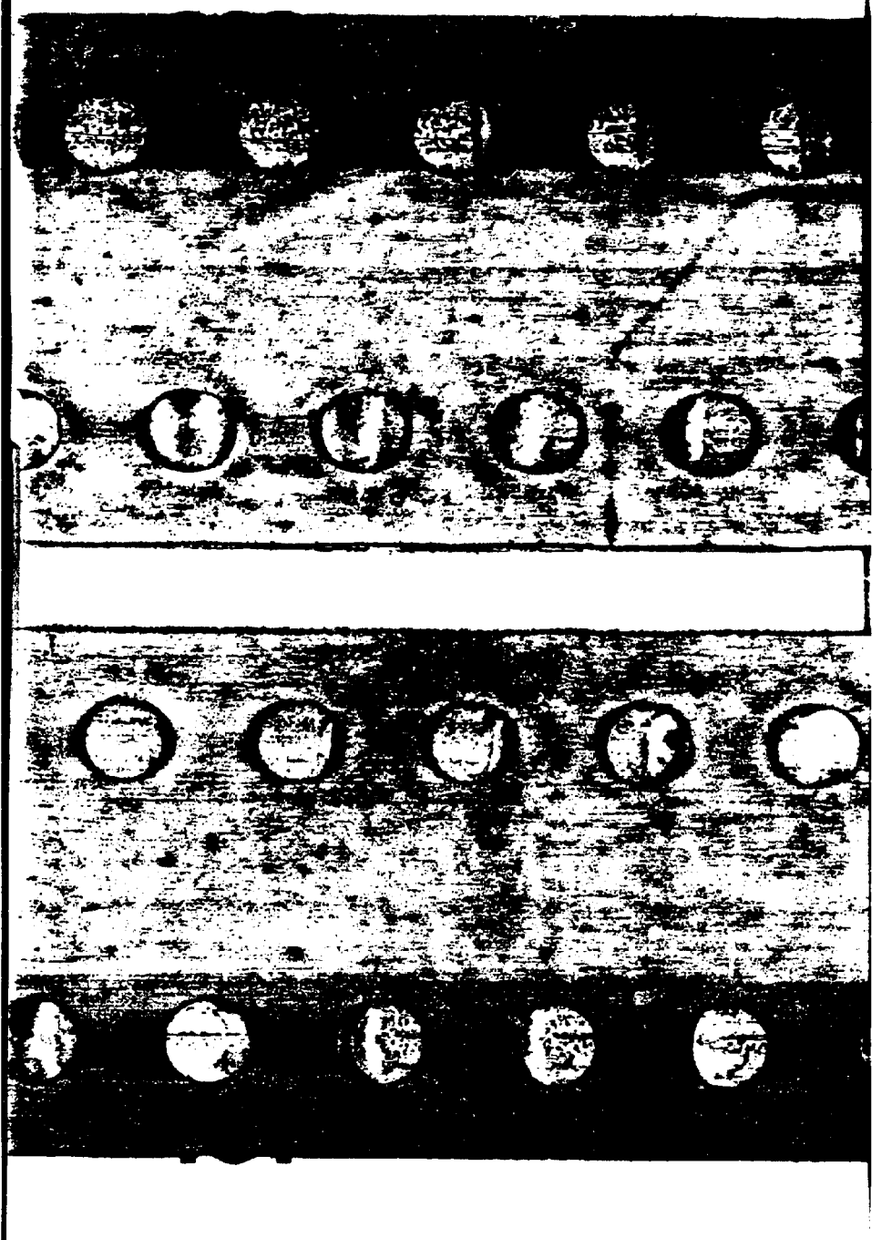
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 600000.00
				CON TX 2220.00
				PRFEE 1.00
				MDEED 12.00
				TOTAL 2233.00
				CHECK 2233.00
05/01/96	01			12:58 0001 6484

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0177044
IDENTIF. ↑ REFERENCE

96 MAY -1 PM 12:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1034521



VOID

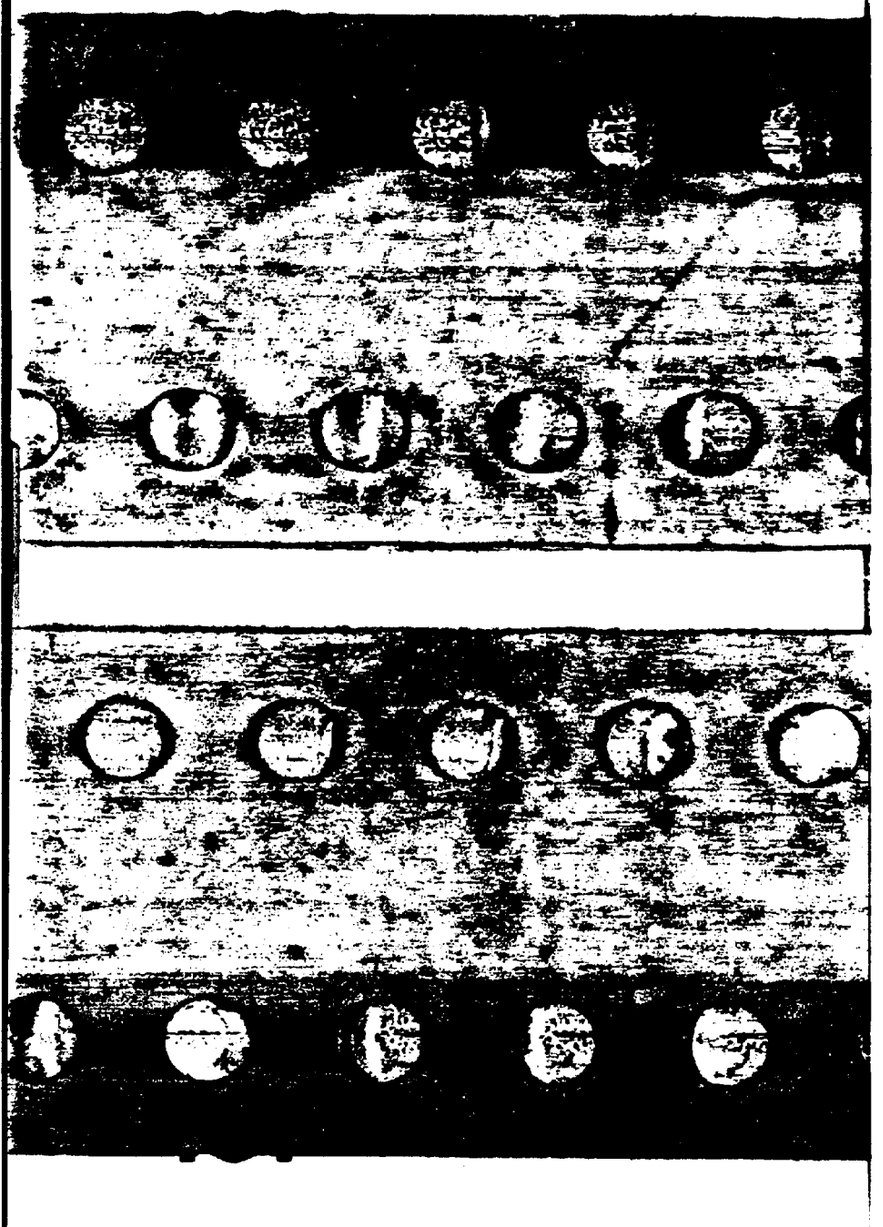
5-1-96

BOOK 10033 PG 996

BOOK 10033 PG 997

BOOK 10033 PG 998

BOOK 10033 PG 999



VOID

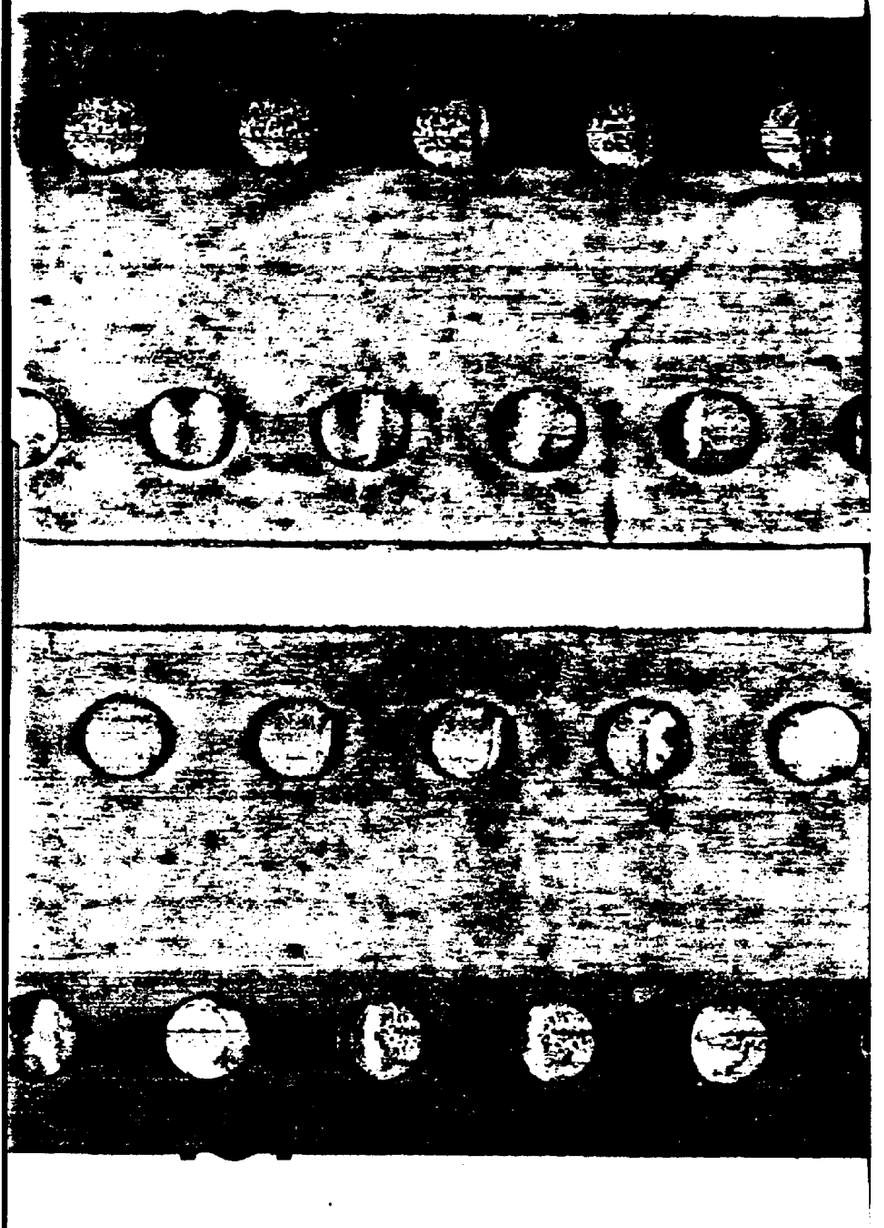
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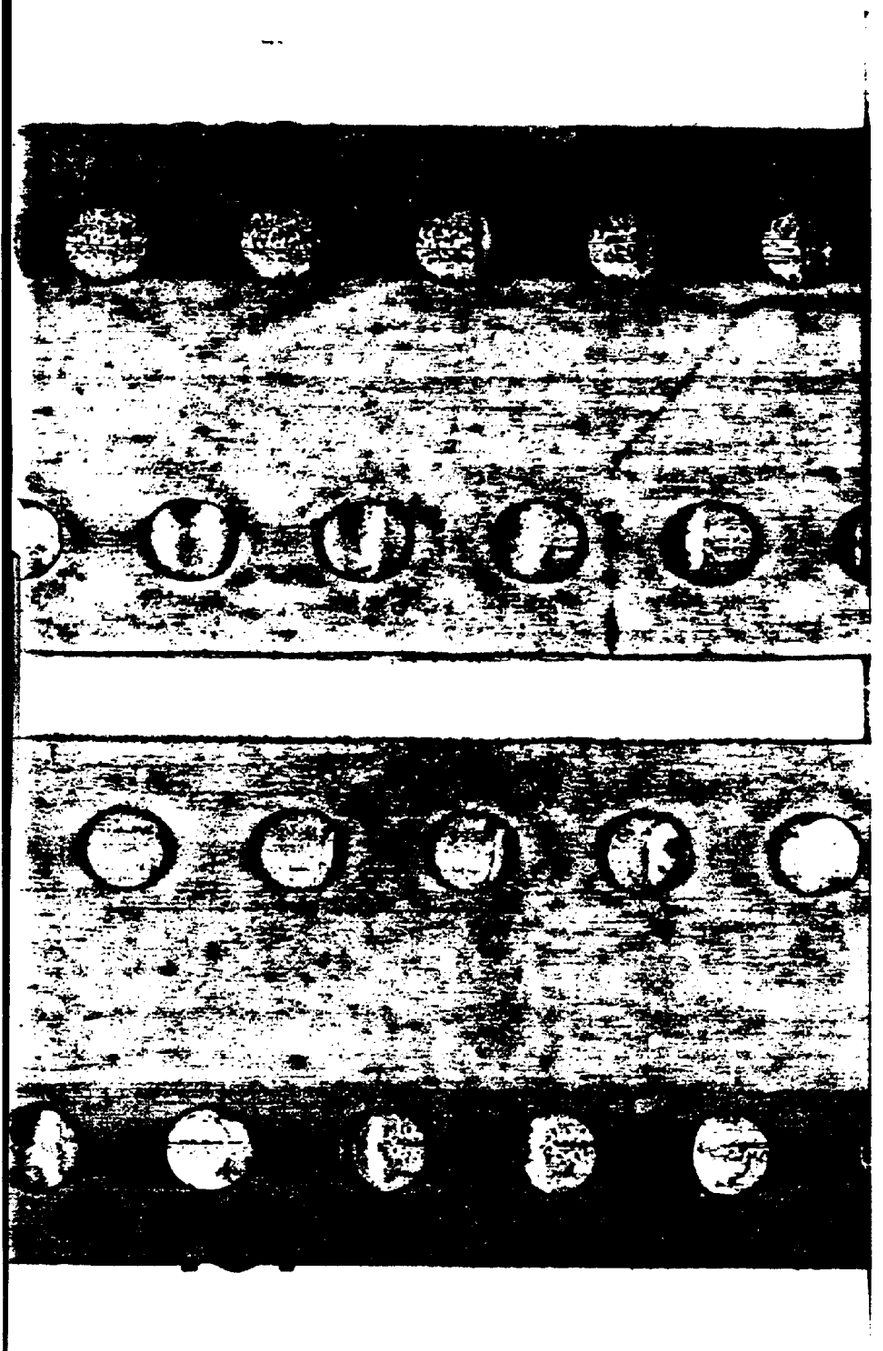
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BOOK 10033 PG 998

BOOK 10033 PG 999



VOID

5-1-96

BOOK 10033 PC 996

BOOK 10033 PC 997

BOOK 10033 PC 998

BOOK 10033 PC 999