

My Commission Expires Sept. 18, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 780,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF July 19 96

Susan B. Nichols
Notary Public

MY COMMISSION EXPIRES: Sept. 18, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bind Tech Realty (NAME)	First American National Bank (NAME)	134-117 & 280
1226 & 1230 Antioch Pike (ADDRESS)	First American Center (ADDRESS)	
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Kenneth E. Cantrell and Charles T. Cantrell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bind Tech Realty, a TN general partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED LEGAL DESRIPTION/EXHIBIT "A"

Being the same property conveyed to Kenneth E. Cantrell and Charles T. Cantrell, by Debtor in Possession deed from Red Arrow Delivery Services Company, Inc., of record in Book 10117, Page 105, Register's Office for Davidson County, Tennessee, and by Deed of Correction of record in Book , page , recorded in the Register's Office for Davidson County, Tennessee, immediately prior to the recording hereof.

This conveyance is subject to the following: Taxes for the year 1996 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 8250, page 44 and Book 8250, page 71; Easement of record in Book 2547, page 303; Charter Right-of-Way of Railroad; Title to that portion of the premises embraced within the Charter right-of-way of the N.D & St. Louis Railway; Title to that portion of the premises embraced within the bounds of Mill Creek Valley Road, now know as Antioch Pike; all terms, conditions, provisions, covenants and any and all restrictions referenced in Quitclaim Deed of record in Book 8420, page 874, and Quitclaim Deed recorded concurrently herewith; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1226 & 1230 Antioch Pike, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 hand s this 31st day of July 19 96

Kenneth E. Cantrell by Chas. T. Cantrell atty in fact
Kenneth E. Cantrell

Chas. T. Cantrell
Charles T. Cantrell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth E. Cantrell and Charles T. Cantrell

the bargainor s, 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 Brentwood, Tennessee, this 31st day of July, 19 96

Commission expires Sept. 18, 1999

Susan B. Nichols
Notary Public

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Charles T. Cantrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney in Fact for Kenneth E. Cantrell, the within named bargainor, and that he/she as such Attorney in Fact being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Kenneth E. Cantrell, the bargainors by the said Charles E. Cantrell, as such Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of July, 1996.

Susan B. Nichols
Notary Public

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

My Commission expires: Sept. 18, 1999

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires Sept. 18, 1999

WARRANTY DEED

FROM

Kenneth E. Cantrell and Charles T. Cantrell

TO

Bind Tech Realty

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

Exhibit A

BOOK 10149 PG 988

Tract I:

Described according to a survey made September 16, 1929 by John Wilkes, Civil Engineer, as follows:

Beginning in the center of the Mill Creek Valley Road at the south east corner of the School lot; running thence with the center of said road South 45 deg. East 159 feet; South 53 deg. East 350 feet; thence leaving said road and running North 10 1/2 deg. East 208 feet; thence South 79 1/2 deg. East 9 feet; thence North 10 1/2 deg. East passing through a well, 20 feet; thence North 79 1/2 deg. West 9 feet; thence North 10 1/2 deg. East 408 feet to the center of the right-of-way of the N.C. & St. L. Railway; thence with the center of said right-of-way North 55 deg. West 289 feet; thence South 40 deg. West 320 feet to the northerly line of said School lot; thence With the northerly line of said lot, South 45 deg. East 89 feet to the northeast corner thereof, thence with the east line of said lot, South 40 deg. West 241 feet to the beginning, containing 5 1/4 acres, more or less.

Tract II:

A strip of land three by twenty feet, described partly according to a survey made June 10, 1935, by Erle Drake, County Surveyor, for said county as follows:

Beginning at a point North 10 deg. 30' East 208 feet from the center of Mill Creek Valley Road in the southwest corner of a tract of land conveyed to Clarence B. Turner and wife, Ethel J. Turner by deed fron Mrs. Gertrude Gay, et al, of record in Book 794, page 209, Register's Office for said County; and running thence North 10 deg. 30' East 20 feet; thence South 79 deg. 30' East 3 feet; thence South 10 deg. 30' West 20 feet; thence North 79 deg. 30' West 3 feet to the point of beginning.

Less and except the following:

Beginning at a point, said point being identified by an iron pin in the northerly margin of the 50 foot right-of-way of Antioch Pike approximately 672 feet west of the intersection of Candy Lane and Antioch Pike, and being the southwest corner of a parcel of land conveyed to B.W. Vaughan et ux by deed from Helen Mae Sims of record in Book 4442, page 641, Register of Deeds office for said county, and being the southeast corner of the TSC property, described above; thence North 11 degrees 40 minutes 27 seconds East 173.61 feet to a concrete monument being the Northwest corner of said B.W. Vaughan et ux property and the Southwest corner of a parcel of land conveyed to Howard Steven George, et ux, by deed from Howard F. George and Mary T. George of record on Book 5690, page 651, Register of Deeds Office for said county; thence north 11 degrees 40 minutes 27 seconds East 9.0 feet; thence South 78 deg. 19 minutes 33 seconds East 9.0 feet; North 11 deg. 40 minutes 27 seconds East 20 feet; thence North 78 deg. 19 minutes 33 seconds West 9.0 feet; thence North 11 deg. 40 minutes 27 seconds East 290.41 feet to an iron pin in the southern boundary of the 200 foot right-of-way of the CSX Transportation Company Railroad, being the northerly most point of the subject parcel and the northeast corner of the Theater Services Company parcel and the northwest corner of the Howard Steven George parcel; thence south 38 deg. 03 minutes 03 seconds West 441.75 feet to an iron pin in the northerly margin of the 50 foot right-of-way of Antioch Pike; thence with the said Northerly margin of Antioch Pike South 51 deg. 57 minutes 38 seconds East 219.04 feet to the point of beginning, containing 1.11 acres, more or less, Being the same property as described according to a survey made March 6, 1986 by Tidwell Associates, Inc.

Being the same property conveyed to Red Arrow Delivery Service Co., Inc., a Tennessee corporation, by deed from Harding & Ogborn, a Nebraska partnership made up of professional corporations, of record in Book 8396, page 7, Register's Office for Davidson County, Tennessee.

Parcel II

Land in Davidson County, Tennessee Being Lot No. 1 on the final plat of George Subdivision of record in Book 8250, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Red Arrow Delivery Service Co., Inc. by deed from H. Steven George, being one and same person as Howard Steven George, and wife Carolyn Kay George recorded in Book 8443, page 574, Register's Office for Davidson County, Tennessee.

Together with:

Being a tract of land lying in Nashville, Davidson County, Tennessee and being part of the property of CSX Railroad and being bounded on the North, East and South by CSX Railroad and being bounded on the West by Redcliff Investment Corporation and being more particularly described as follows:

Beginning at an iron pin in the West right-of-way line of the CSX Railroad at the Southeast corner of the Redcliff Property as of record in Deed Book 8112 Page 204 and being a common corner of Redcliff, H. Steven George and Howard S. George:

Thence with the West right-of-way line of CSX Railroad and with Redcliff North 49 deg. 38 minutes 28 seconds West, 347.14 feet to an iron pin at a common corner with and James A. Freeman,

Thence with a severence line across CSX Railroad the following bearings and distances:

North 40 deg. 21 min. 32 sec. East, 25.00 feet to an iron pin;

South 49 deg. 38 min. 28 sec. East, 347.14 feet to an iron pin;

South 40 deg. 21 min. 32 sec. West 25.00 feet to the point of beginning.

Containing 8679 square feet (0.199 acres more or less).

96 AUG -7 PM 3:11

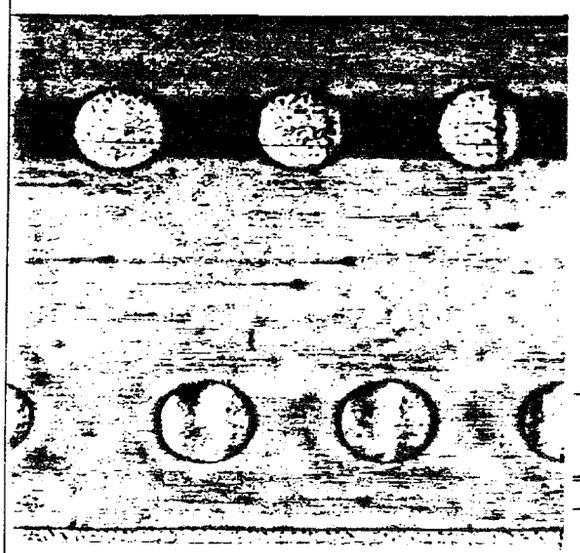
DAVIDSON CO. REGISTER

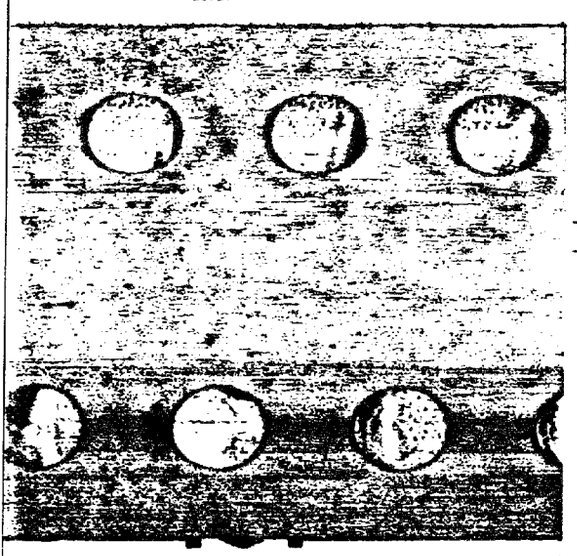
02123477

IDENTIFICATION REFERENCE

8640 08/07 3:01 CHECK 2899.00

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





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

RECEIVED OF _____

FOR _____

BOOK 10149 PG 989

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 780000.00
				CON TX 2886.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2899.00
				CHECK 2899.00
			08/07/96 01	15:17 0001 4640

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0212347
IDENTIF. # REFERENCE

96 AUG -7 PM 3:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1017247