14

THIS INSTRUMENT PREPARED BY:

BK/10282/PG488

JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jamison Bedding, Inc. 238 Bedford Way Franklin, TN 37064	Same	Map 60 Parcel 95 (13DA-69399)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,194,100.72.

Affiant

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 5th day of December, 1996.

Notary Public

My commission expires: 7/24/97

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **CHARLES W. HAWKINS, III, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMISON BEDDING, INC., a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

> Land in Davidson County, Tennessee, being Lot 11 on the Plan of the Re-subdivision of Lots 1, 2 and 11, Brick Church Business Park, Phase Two as of record in Book 8250, page 379, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said property.
>
> Being part of the same property conveyed to Charles W. Hawkins, III, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary, by deed from Capitol Properties, a joint venture composed of Lincoln Funding Corporation, a Tennessee corporation and Robert F. Lance and wife, Lyde C. Lance, as of record in Book 7265, page 969, Register's Office of Davidson County, Tennessee.

This is improved property known as 565 Brick Church Park Drive, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the undersigned Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set out on the attached Exhibit "A"; and the Grantor does further covenant and bind itself, its

successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 5th day of December, 1996.

Charles W Hawkins III Trustee

CHARLES W. HAWKINS, III, Trustee with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES W. HAWKINS, III, TRUSTEE with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this 5th day of December, 1996.

NOTARY PUBLIC

JOHN T. COOK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: 7/24/97

WD.811

0253228
IDENTIF. ↑ REFERENCE

96 DEC -5 PM 3:27

FELIA ... REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT "A"

PERMITTED ENCUMBRANCES

1. The Plan of record in Book 8250, page 379, Register's Office for Davidson County, Tennessee shows an Owner's Certificate, and certain easements and setback lines.

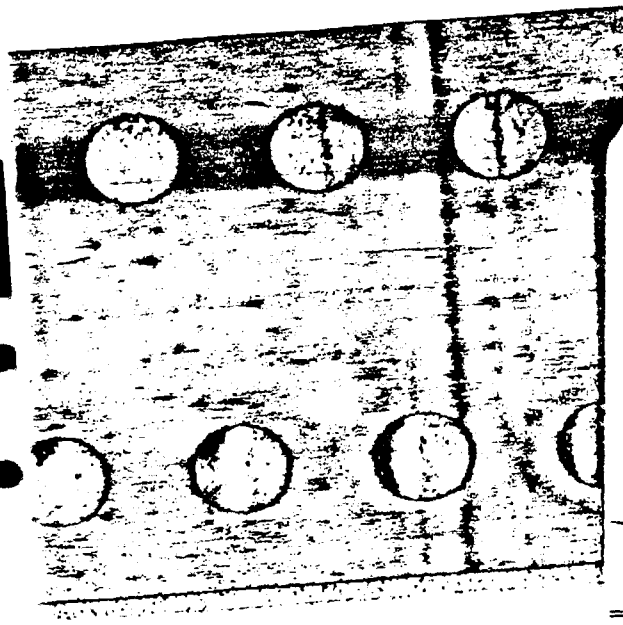
2. Matters shown and disclosed on Boundary Survey of Lot 11, Brick Church Business Park, Phase Two dated October 28, 1996, Revised November 13, 1996, prepared by Cherry Land Surveying.

3. Taxes for the year 1997 and subsequent years, a lien but not yet due and payable. The property taxes for 1996 have been paid and prorated among Grantor and Grantee.

4. Restrictive Covenants as of record in Book 7644, page 252, and in Book 8255, page 536, said Register's Office.

5. Restrictive Covenants to establish minimum building setback lines on Lots 11, 12 and 13, Brick Church Business Park as declared by Brick Church Business Park, a Tennessee Joint Venture as of record in Book 9338, page 19, said Register's Office.

2674 12/05 01:01 03CHEGM 8131-18



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

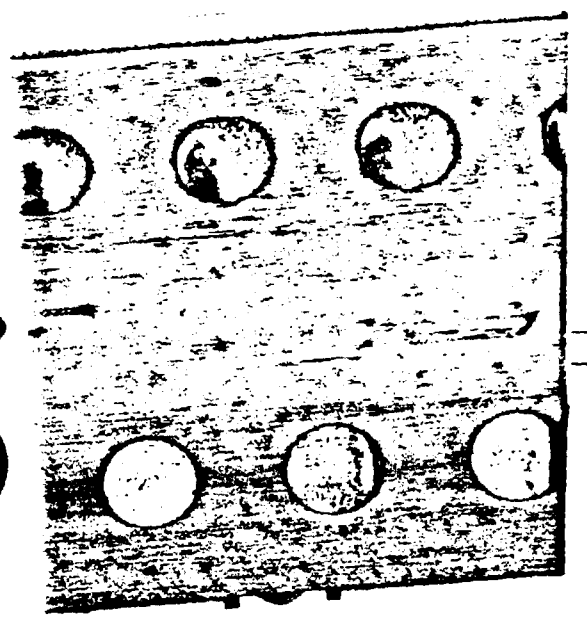
RECEIVED OF _____

FOR _____

BOOK 10282 PG 491

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 2194100.72
CON TX 8118.18
PRFEE 1.00
WDEED 12.00
TOTAL 8131.18
CHECK 8131.18

12/05/96 01 15:29 0001 2674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253228
IDENTIF. REFERENCE

96 DEC -5 PM 3:27

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1095326