40-A

THIS INSTRUMENT PREPARED BY:
GIBSON & GREGORY
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

BOOK 10564 PG 507

0336285
IDENTIF. ↑ REFERENCE

97 AUG 11 PM 12:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $188,800.00.

Affiant

Subscribed and sworn to before me this 11th day of August 1997.

Notary Public

My Commission Expires: 1/27/2001

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
Sprintz Real Estate Company, LLC c/o Sprintz Furniture Showroom 325 White Bridge Road Nashville, Tennessee 37209	New Owner	Map 79 P/O Parcel 83

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto SPRINTZ REAL ESTATE COMPANY, LLC, hereinafter "GRANTEE", its representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

This is UNIMPROVED property located on Cockrill Bend Circle in Nashville, Tennessee.

This conveyance is made subject to Restrictive Covenants and Easements contained in instruments of record in Book 6823, page 645; Book 8351, page 675; and Book 8969, page 111, all being recorded in the Register's Office for Davidson County, Tennessee. This property is classified as exempt regarding real estate taxes for 1997, but taxable as of date of this transfer, pursuant to Section 67-5-201, Tennessee Code Annotated, Chapter 226, Acts of 1973.

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, its representatives and assigns forever.

And 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 warrants that the same is unencumbered, except as set forth above.

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 representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

METROPOLITAN PORT AUTHORITY, AN AGENCY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, joins in the execution of this instrument to acknowledge its consent to the conveyance.

WITNESS its hand on this the 6th day of August, 1997.

METROPOLITAN PORT AUTHORITY

By: Robert E. Gowan

Title: Director of Port Authority

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

By: Philip Bredesen
Philip Bredesen, Mayor

APPROVED AS TO FORM AND LEGALITY

By: Paul D. Kwiatkowski
Metropolitan Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Robert E. Gowan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Director of The Metropolitan Port Authority, the within named bargainor, and that he as such Director executed the foregoing instrument for the purpose therein contained by signing the name of The Metropolitan Port Authority by him self as such Director.

Witness my hand and official seal at office, this 6th day of August, 1997.

Fay F. Welch
Notary Public

My Commission Expires: 1/29/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Philip Bredesen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Mayor of Metropolitan Government of Nashville and Davidson County, Tennessee, the within named bargainor, and that he as such Mayor executed the foregoing instrument for the purpose therein contained by signing the name of The Metropolitan Government of Nashville and Davidson County, Tennessee by himself as such Mayor .

Witness my hand and official seal at office, this 6th day of August, 1997.

Janie Cowgers
Notary Public

My Commission Expires: 11/22/97

EXHIBIT "A"

BOOK 10564 PG 509

Being a parcel of land in Nashville, First Civil District, Twenty-second Councilmanic District, Davidson County, Tennessee, generally located northeasterly of Cockrill Bend Boulevard and southwesterly of Cockrill Bend Circle and being more particularly described as follows:

COMMENCING at an iron pin on the easterly right-of-way of Cockrill Bend Boulevard said pin being 2,019.13 feet northwesterly of the terminus of a curve return for Cockrill Bend Circle;

THENCE, leaving said right of way with the northerly line of American Paper and Twine Company as recorded in Book 9680, Page 6, R.O.D.C. N 62°51'00"E, 782.00 feet to the true point of beginning;

THENCE, with a severance line the following calls: N 27°09'00"W, 154.74 feet to a point. N 62°51'00"E 472.45 feet to a point on the westerly right of way of Cockrill Bend Circle.

THENCE, with the westerly right of way of Cockrill Bend Circle, S 27°08'50"E, 589.93 feet to an iron pin (old) at the northeasterly corner of parcel 83 on property map 79 R.O.D.C. and being metropolitan port authority land as recorded in Book 8351, Page 675, R.O.D.C.

THENCE, leaving said right of way with the northerly line of said parcel 83, S 62°51'00"W 472.42' feet to a point on the northerly line of the previously mentioned America Paper and Twine Company's land;

THENCE, with said line N 27°09'00"W, 435.19 feet to the point of beginning;

Containing 278,702 square feet or 6.40 acres more or less.

The previously described land being subject to a portion of a temporary turnaround easement to be abandon upon future extention of Cockrill Bend Circle, as recorded in Plat Book 9700, Page 245, R.O.D.C.

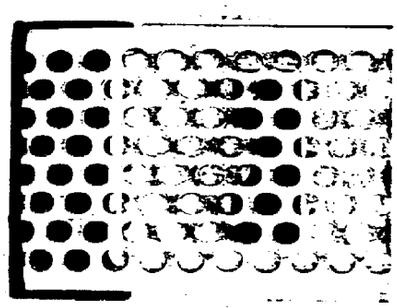
Barge, Waggoner, Sumner and Cannon, Inc.
File 14121-13
July 7, 1997

Being part of the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from State of Tennessee, acting by the Commissioner, Department of Finance and Administration, and the Commissioner of the Department of Correction with the approval of the Governor and the Attorney General, acting under the authority of Tennessee Code Annotated, Section 12-2-112, and Chapter 299, Public Acts, 1957, of record in Book 8351, page 675, Register's Office for Davidson County, Tennessee.

5470 08/11 0101 03CHECK 711.56

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 10564 PG 510

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
183800.00
CON TX 698.56
PRFEE 1.00
WDEED 12.00
TOTAL 711.56
CHECK 711.56

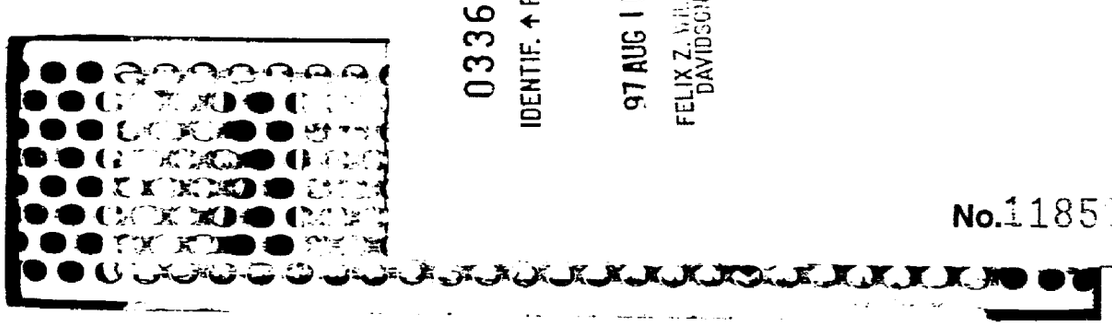
08/11/97 01 12:42 0001 5470

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0336285
IDENTIF. ↑ REFERENCE

97 AUG 11 PM 12:45

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



No. 1185048