0346702
IDENTIF. & REFERENCE

38
TAB

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

97 SEP -9 PM 1:44
FELIX Z. [illegible] II REGISTER
DAVIDSON COUNTY, TN.
BOOK 10602 PG 91

Address New Owner(s):	Send Tax Bills to:	Map 71-14
Carl E. Jones	New Owner	Parcel 380
1314 Fifth Avenue North		
Nashville, TN 37208		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, WILLIAM L. DAVIS (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to CARL E. JONES (the "Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto (the "Property").

This is unimproved property known as 1325 Vashti Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his heirs and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns against the lawful claims of all persons except as set forth on Exhibit "B" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of August, 1997.

William L. Davis
WILLIAM L. DAVIS

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared William L. Davis, 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 seal, at office in Nashville, Tennessee, this 29th day of August, 1997.

Notary Public

My Commission Expires: 9/23/2000

* * * *

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $321,027.00.

William L. Davis
Affiant

Sworn to and subscribed before me on this 29th day of August, 1997.

Notary Public

My Commission Expires: 9/23/2000

116024

Exhibit "A" BOOK 10602 PG 93

Property Description

Being a parcel of land in Nashville, First Civil District, Fifth Councilmanic District, Davidson County, Tennessee, located on the northwesterly side of Vashti Street between Baptist World Center Drive and the Cumberland River, being Lot No. 1 as shown on the plan of First Revision, Resubdivision of Lots One and Three, River Shore Industrial Park, as of record in Book 8250, page 460, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the northwesterly right-of-way line of Vashti Street, said iron pin being S 34 degrees 01' W, 250.00 feet from the southwesterly right-of-way line of 10-foot wide alley;

Thence, with said right-of-way line S 34 degrees 01' W, 181.85 feet to an iron pin;

Thence, leaving said right-of-way line with the northeasterly lie of Lot No. 1-A as shown on the plan of Resubdivision of Lot No. 1, River Shore Industrial Park as of record in Book 5210, page 337, Register's Office for Davidson County, Tennessee, N 55 degrees 59' W, 400.00 feet to an iron pin;

Thence, with the northwesterly line of said Lot No. 1-A, S 34 degrees 01' W, passing through a witness iron pin at 173.44 feet a total distance of 238.34 feet to a point in the ordinary high water line of the Cumberland River;

Thence, with said line, N 27 degrees 41' 32" W, 306.18 feet to a point;

Thence, leaving said line with the southerly line of River Shore Industrial Park as of record in Book 4460, page 152, Register's Office for Davidson County, Tennessee, N 34 degrees 01' E, passing through a witness iron pin at 65.00 feet for a total distance of 673.1 feet to an iron pin in the southwesterly right-of-way line of Baptist World Center Drive;

Thence, with said right-of-way S 56 degrees 49' E, 2.62 feet to an iron pin;

Thence, continuing with said right-of-way line with a curve to the right 39.63 feet to an iron pin in the northwesterly right-of-way line of a 12-foot wide alley, said curve having a central angle of 90 degrees 50' 00", a radius of 25.00 feet, a tangent of 25.36 feet, and a chord of S 11 degrees 24' 00" E, 35.61 feet;

Thence, with said right-of-way line S 34 degrees 01' W, 102.10 feet to an iron pin;

Thence, with the southwesterly right-of-way line of a 10-foot wide alley, S 54 degrees 07' E, 22.03 feet to an iron pin;

Thence, leaving said right-of-way line with the northwesterly line of Lot No. 3 as shown on said plan of First Revision, Resubdivision of Lots 1 and 3, River Shore Industrial Park, S 34 degrees 01' W,

270.19 feet to an iron pin;

Thence with the southwesterly line of said Lot No. 3, S 55 degrees 59' E, 619.62 feet to the point of beginning;

Containing 165,843 square feet or 3.81 acres, more or less, above the witness line with an additional 0.40 acres, more or less, between the witness line and the river.

Being part of the same property conveyed to W. L. Davis by deed from Davis Welding and Manufacturing Co., Inc. of record in Book 7077, page 563, Register's Office for Davidson County, Tennessee.

W.L. Davis and William L. Davis are one and the same person.

Exhibit "B" BOOK 10602 PG 95

1. 1997 property taxes, which have been prorated and assumed by Grantee.

2. All matters appearing on the Plan of record in Plat Book 8250, page 460, Register's Office for Davidson County, Tennessee.

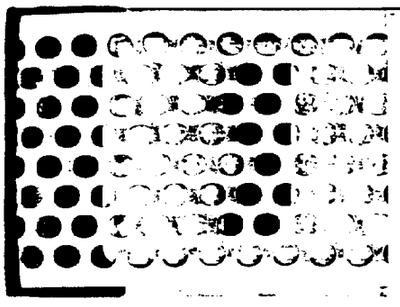
3. Easement for the flow of the Cumberland River across the subject premises.

4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4008, page 220, Register's Office for Davidson County, Tennessee.

5. Easement for flowage of record in Book 2151, page 245, Register's Office for Davidson County, Tennessee.

6641 09/09 0101 03CHECK 1200.00

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

RECEIVED OF _____

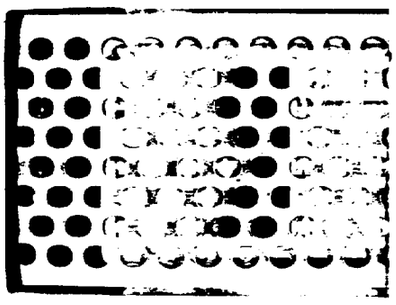
FOR _____

BOOK 10602 PG 96

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	
				321027.00
			CON TX	1187.80
			PRFEE	1.00
			WDEED	20.00
			TOTAL	1208.80
			CHECK	1208.80
09/09/97	01	13:44	0001	6641

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0346702
IDENTIF. # REFERENCE

97 SEP -9 PM 1:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1196101