BOOK 10622 PG 449

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $159,005.00.

James R. Fesmire
Affiant

Subscribed and sworn to before me this 24 day of September, 1997.

Notary Public

My Commission Expires: 9/18/99

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
James R. Fesmire c/o Nashville Egg, Inc. 6015 Neighborly Avenue 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 JAMES R. FESMIRE, his heirs, successors and assigns, 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 24 day of September, 1997.

METROPOLITAN PORT AUTHORITY

By: Robert E. Gowan

Title: Director of Port Authority

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

By: _____
Philip Bredesen, Mayor

APPROVED AS TO FORM AND LEGALITY

By: _____
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 24 day of September, 1997.

_____
Notary Public

My Commission Expires: 9/18/99

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 16th day of September, 1997.

_____
Notary Public

My Commission Expires: 11-22-97

EXHIBIT "A"

Being a parcel of land in Nashville First Civil District, Twenty-Second Councilmanic District, Davidson County, Tennessee, located on the westerly side of Cockrill Bend Circle and being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way line of Cockrill Bend Circle, said point being northerly 1,295.08 feet from the easterly terminus of a curve return to the easterly right-of-way line of Cockrill Bend Boulevard, said point also being northerly 605.30 feet from the northeasterly corner of Section Seven, Cockrill Bend Industrial Complex as of record in Book 6200, Page 786, R.O.D.C.;

THENCE, leaving said right-of-way line with the northerly line of Section Seven, Cockrill Bend Industrial Complex as of record in Book 6200, Page 786, R.O.D.C., S 84° 12' W, 209.29 feet to a point;

THENCE, continuing with said line N 57° 09' W, 582.03 feet to a point;

THENCE, leaving said line with the southerly line of property conveyed to American Paper and Twine Company as of record in Book 9680, Page 6, R.O.D.C. and Cone Oil Company by deed of record in Book , Page , R.O.D.C., N 62° 51' E, 626.78 feet to a point in the westerly right-of-way line of Cockrill Bend Circle;

THENCE, with said right-of-way line the following calls:
S 27° 08' 50" E, 127.09 feet to an iron pin;

with a curve to the right 183.58 feet to an iron pin, said curve having a central angle of 21°20'36", a radius of 492.73 feet, a tangent of 92.87 feet and a chord of S16°28'25"E, 182.52 feet;

S 05°48'00" E, 293.99 feet to the point of beginning.

Containing 234,842 square feet or 5.39 acres, more or less.

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.

0352542
IDENTIFICATION REFERENCE

97 SEP 26 AM 9:15
FELIX Z. [illegible]
REGISTER
DAVIDSON COUNTY, TN.

2938 09/26 0101 03CHECK 601.32

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10622 PG 452

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 159005.00
CON TX 588.32
PRFEE 1.00
WDEED 12.00
TOTAL 601.32
CHECK 601.32

09/26/97 01 09:21 0001 2938

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0352542
IDENTIFICATION REFERENCE

97 SEP 25 AM 9:15
REGISTER
DAVIDSON COUNTY, TN.
FELIX Z.

No. 1202316