51-B

This Instrument Prepared By:

Harris A. Gilbert, Esq.
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

BOOK 10751 PG 120

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
SIDCO PARTNERS, LLC **511 Union Street, Suite 2350** **Nashville, TN 37219**	**SAME**	**118-16-16** **118-16-14**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Joan Feldman Bulitt ("Grantor") and husband, Harold Bulitt, having joined in this instrument to convey any and all marital right, title and interest that he may have in and to the property, and any part thereof, as the spouse of Joan Feldman Bulitt, have bargained and sold and do hereby transfer and convey unto SIDCO PARTNERS, LLC, ("Grantee"), a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> LAND, in Davidson County, Tennessee, being Lots 31, 32, 33 and 34 on the Plan of Sidco, Section II of record in Book 2331, page 93, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveye to Al Feldman and wife, Sally Feldman, by Deed from Suburban Industrial Development Company, of record in Book 2910, page 270 (as to Lots 31 and 32) and by Deed from J.E. Crain and J.T. Crain, of record in Book 2962, page 173 (as to Lots 33 and 34), Register's Office for Davidson County, Tennessee. The said Sally Feldman predeceased the said Al Feldman. By the Will of Al Feldman of record in Will Book 170, page 115, Probate Court Clerk's Office for Davidson County, Tennessee, the subject property was devised to Joan Feldman Bulitt.

This is improved property known as 4967 Sidco Drive, Nashville, Davidson County, Tennessee, being described by survey on Exhibit B attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that she is lawfully seized and possessed of the Property in fee simple; that she has good right to sell and convey the same; and that the same is unencumbered, except for the restrictions set forth in the attached Exhibit A, and all other matters of record.

AND Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor, and her husband have caused this instrument to be executed on this 2 day of January, 1998.

Joan Feldman Bulitt

Harold Bulitt

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,300,000.00.

AFFIANT

Subscribed and sworn to before me, this 7th day of January, 1998.

Christine T. Crook **NOTARY PUBLIC**

My Commission Expires:

9/23/00

CHRISTINE T. CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF ~~FLORIDA~~ Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Thomas A. Gilbert, a Notary Public of this county, Joan Feldman Bulitt, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 2 day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 3/3/99

STATE OF ~~FLORIDA~~ Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Thomas A. Gilbert, a Notary Public of this county, Harold Bulitt, the within named 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, at office, this 2 day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 3/3/99

H:\HAG\BULWARR.DED

98761/08 0101 03CHECK 4827.00

EXHIBIT A

RESTRICTIONS

This real property is subject to the following restrictions:

1. All matters on the Plan of record in Book 2331, page 93, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants contained in an instrument of record in Book 2489, page 373, as amended in Book 3789, page 843, said Register's Office.

3. Easement(s), as set forth in instrument recorded in Book 2244, page 611 and as shown on Plat in Book 2331, page 93.

4. Easement(s) to City of Nashville, as set forth in instrument recorded in Book 3434, page 174.

5. Easement for the use of all of the sewage facilities and equipment in, on and over premises, as set out in deed from G.F. Cole, Jr., Substitute Trustee, to Suburban Industrial Development Company, of record in Book 2486, page 314, Register's Office for Davidson County, Tennessee.

6. The ownership rights of Suburban Industrial Development Company in connection with any and all sewer lines and other utilities which are presently or may int he future be installed in, on or across said property within the boundaries of the above mentioned easement reserved for railroad right of way as set forth in that certain instrument of record in Book 2293, page 555, Register's Office for Davidson County, Tennessee.

7. Rights, reserved with reference to uranium, thorium and all other materials essential to production of fissionable materials, as is fully set out int he deed to DeWitt Carter, Trustee, dated July 8, 1953, filed July 9, 1953 and recorded in Book 2152, page 347, Register's Office for Davidson County, Tennessee.

8. Lease Agreement, by and between Al Feldman and wife, Sally Feldman and Ouimet Stay & Leather Co., a corporation of record in Book 4104, page 837, Register's Office for Davidson County, Tennessee (as to Lots 31 and 34 and pts. 32 and 33).

9. Memorandum of Lease by and between Joan Bulitt and Oiumet Corporation, a Massachusetts corporation of record in Book 9445, page 252, said Register's Office; First Amendment to Memorandum of Lease recorded in Book 9623, page 971.

0388155
IDENTIF. & REFERENCE
98 JAN -8 AM 9:18
REGISTER

EXHIBIT B

SURVEYOR'S DESCRIPTION

SIDCO PARTNERS, LLC.

Being a parcel of land in Nashville, First Civil District, Thirty Third Councilmanic District, Davidson County, Tennessee, located on the westerly side of Sidco Drive north of Armory Drive and opposite of Norris Drive, being lots 31, 32, 33 and 34 shown on the plan of Sidco, Section Two, of record in Book 2331, Page 93, Register's Office Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way of Sidco Drive, said point being northerly 883.17 feet from the centerline of Armory Avenue, said point is further described as being the southeast corner of said lot 31 (same being a the southeast corner of the herein described parcel) and being a corner to the property deeded to the H. G. Hill Company of record in Book 6513, Page 80, R.O.D.C.;

THENCE, leaving said right-of-way of Sidco Drive with the southerly line of said lot 31 and the common boundary between H. G. Hill Realty Company and the herein described parcel N 65° 01' 00" W, 138.71 feet to an iron pin;

THENCE, continuing with said common boundary and the rear line of said lots 31, 32, 33 and 34, with a curve to the right, 557.79 feet to the northwest corner of lot 34 (same being the northwest corner of the herein described parcel). Said curve having a radius of 478.34 feet, a central angle of 66° 56' 05", a tangent distance of 316.21 feet and a chord of N 28° 16' 47" W, 527.57 feet, by chord definition;

THENCE, leaving said rear line with the common lot line between lots 34 and 35, S 87° 20' 00" E, 425.00 feet to the westerly right-of-way of said Sidco Drive;

THENCE, with said right-of-way S 02° 40' 00" W, 488.42 feet to the point of beginning.

Containing 152,468 square feet or 3.50 acres, more or less.

Barge, Waggoner, Sumner and Cannon, Inc.
File 24592-00
January 7, 1998

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

RECEIVED OF _____

FOR _____

BOOK 10751 PG 124

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
1300000.00
CON TX 4810.00
PRFEE 1.00
WDEED 16.00
TOTAL 4827.00
CHECK 4827.00

01/08/98 01 09:18 0001 9076

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0388155
IDENTIF. ↑ REFERENCE

98 JAN -8 AM 9:18

REGISTER
DAVIDSON CO. TN.

No. 1240544