0449543

IDENTIF. & REFERENCE

5B

This Instrument Prepared By:
BAKER, DONELSON, BEARMAN
& CALDWELL
1700 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 726-5600

98 JUN 11 PM 3:56

BOOK 10974 PG 138

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:
KJ Investments, LLC	KJ Investments, LLC
650 Southgate Avenue	650 Southgate Avenue
Nashville, Tennessee 37203	Nashville, Tennessee 37203
Map & Parcel No.: 105-06-0 320.00	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, WJM Corporation ("Grantor"), have bargained and sold and do hereby transfer and convey unto KJ Investments, LLC ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See attached **Exhibit A**

This is improved property known as 650 Southgate Avenue, Nashville, Tennessee 37203.

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

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except as shown on **Exhibit B** attached hereto.

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

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 11th day of JUNE, 199_.

WJM Corporation

By: _____

Title: PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $890,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 11th day of JUNE, 1998.

_____
NOTARY PUBLIC

My Commission Expires:
October 14, 1998

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, SAM J. M'ALLESTER IV, a Notary Public in and for said County and State, ROBERT K JARMAN, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the PRESIDENT of WJM Corporation, a Tennessee corporation, the grantor of the foregoing instrument, and is authorized by such grantor to execute this instrument on behalf of such grantor.

WITNESS my hand, at office, this 11th day of JUNE, 1998.

NOTARY PUBLIC

SAM J. McALLESTER IV NOTARY PUBLIC AT LARGE

My Commission Expires:
Octob 14, 1998

9692 06/11 0101 03CHECK 3318.00

N KTO 238835.1
733753-004 06/08/98

EXHIBIT A

Real Property Description

BEING A TRACT OF LAND IN THE SEVENTEENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LOCATED ON THE NORTH MARGIN OF SOUTHGATE AVENUE, THE SOUTH MARGIN OF MOORE AVENUE, AND THE EAST LINE OF CSX RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning ON A POINT LOCATED IN THE SOUTH MARGIN OF MOORE AVENUE (50 FOOT RIGHT OF WAY), SAID POINT BEING 910 FEET, MORE OR LESS, WEST OF THE INTERSECTION OF THE CENTERLINE OF MOORE AVENUE WITH THE CENTERLINE OF MARTIN STREET AND 25 FEET SOUTH OF THE CENTERLINE OF MOORE AVENUE, AND SAID POINT BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE NORTHWEST CORNER OF VIETTI FOODS COMPANY INC. AS EVIDENCED IN DEED BOOK 4425, PAGE 646 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC), THENCE:

1. LEAVING THE SOUTH MARGIN OF MOORE AVENUE AND ALONG THE EAST LINE OF THE HEREIN DESCRIBED TRACT S 04-28-00 E A DISTANCE OF 471.50 FEET TO AN IRON PIN IN THE NORTH MARGIN OF SOUTHGATE AVENUE, SAID PIN BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND THE SOUTHWEST CORNER OF VIETTI FOODS COMPANY, INC., THENCE;

2. CONTINUING ALONG SAID MARGIN AND ALONG THE SOUTH LINE OF THE HEREIN DESCRIBED TRACT N 87-10-00 W A DISTANCE OF 203.52 FEET TO AN IRON PIN IN THE EAST LINE OF CSX RAILROAD, SAID PIN BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE;

3. ALONG THE EAST LINE OF CSX RAILROAD AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT N 12-51-00 W A DISTANCE OF 220.19 FEET TO AN IRON PIN, SAID PIN BEING THE BEGINNING OF A CURVE TO THE RIGHT, THENCE;

4. CONTINUING ALONG THE EAST LINE OF CSX RAILROAD AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT AND WITH AID CURVE TO THE RIGHT (AID CURVE HAVING A RADIUS OF 2195.50 FEET, A DELTA ANGLE OF 05 DEGREES 58 MINUTES 12 SECONDS, A CHORD BEARING OF N 10-29-41 W, AND A CHORD LENGTH OF 228.66 FEET), AN ARC LENGTH OF 228.76 FEET TO AN IRON PIN, THENCE;

5. CONTINUING ALONG THE EAST LINE OF CSX RAILROAD AND THE WEST LINE OF THE HEREIN DESCRIBED TRACT N 04-52-28 W A DISTANCE OF 34.24 FEET TO

AN IRON PIN IN THE SOUTH MARGIN OF MOORE AVENUE, SAID PIN BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE;

6. ALONG THE SOUTH MARGIN OF MOORE AVENUE AND THE NORTH LINE OF THE HEREIN DESCRIBED TRACT S 87-00-00 E A DISTANCE OF 260.37 FEET TO AN IRON PIN, THE Beginning, CONTAINING 2.546 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY JESSE E. WALKER, RLS, PE, DATED 03-28-96. THIS PROPERTY IS SUBJECT TO A SEWER EASEMENT RECORDED IN DEED BOOK 4144, PAGE 606 (RODC).

Being the same property conveyed to WJM Corporation, a Tennessee corporation by deed from Fillebrown Properties, a Tennessee general partnership, of record in Book 10013, page 16, Register's Office for Davidson County.

TOGETHER WITH the following described appurtenant easement, to wit:

BEING A TRACT OF LAND IN THE SEVENTEENTH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND LOCATED ON THE NORTH MARGIN OF SOUTHGATE AVENUE, AND THE EAST LINE OF CSX RAILROAD AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO FIND THE Beginning START ON THE NORTHWEST CORNER OF A PARCEL OF PROPERTY BELONGING TO FILLERBROWN PROPERTIES, KNOWN AS 650 SOUTHGATE AVENUE, AS EVIDENCED IN DEED BOOK 7280, PAGE 468 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE (RODC), SAID NORTHWEST CORNER BEING LOCATED AT THE INTERSECTION OF THE SOUTH MARGIN OF MOORE AVENUE (50 FOOT RIGHT OF WAY) WITH THE EAST MARGIN OF THE CSX RAILROAD AS EVIDENCED IN BOOK V, PAGE 339 (RODC), THENCE, ALONG THE WEST LINE OF THE FILLERBROWN PROPERTY AND THE EAST LINE OF CSX RAILROAD S 04-52-28 E A DISTANCE OF 1.57 FEET TO A POINT ON A BUILDING WALL, SAID POINT BEING THE Beginning OF THE HEREIN DESCRIBED PROPERTY, THENCE;

1. ALONG THE NORTH LINE OF THE BUILDING WALL, AND ALONG THE NORTH LINE OF THE HEREIN DESCRIBED TRACT N 87-17-12 W A DISTANCE OF 0.23 FEET TO A BUILDING CORNER, SAID BUILDING CORNER BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE;

2. FOLLOWING THE BUILDING WALL AND ALONG THE WEST LINE OF THE HEREIN DESCRIBED TRACT S 19-23-15 E A DISTANCE OF 0.91 FEET TO A POINT IN THE EAST LINE OF CSX RAILROAD, AND IN THE WEST LINE OF THE FILLERBROWN PROPERTY, SAID POINT BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, THENCE;

3. FOLLOWING THE EAST LINE OF CSX RAILROAD AND THE WEST LINE OF THE FILLERBROWN PROPERTY AND THE EAST LINE OF THE HEREIN DESCRIBED TRACT N 04-2-28 W A DISTANCE OF 0.85 FEET TO A POINT, SAID POINT BEING THE Beginning, CONTAINING 0.10 SQUARE FEET MORE OR LESS, ACCORDING TO A SURVEY BY JESSE E. WALKER, RLS, PE, DATED 03-28-96.

Such easement granted by deed of easement from CSX Transportation, Inc. to WJM Corporation, recorded November 4, 1996, and being of record in Book 10249, page 45 (RODC).

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10974 PG 144

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	
				B90000.00
			CON TX	3293.00
			PRFEE	1.00
			WDEED	24.00
			TOTAL	3318.00
			CHECK	3318.00
06/11/98	01		15:55 0001	9692

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 JUN 11 PM 3:56

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

0449543

IDENTIF. # REFERENCE

No. 1305570