This Instrument Was Prepared By:
Stephen C. Small
Attorney-at-Law
Suite 500
One Church Street Bldg.
Nashville, TN 37201-1607

BOOK 11038 PAGE 951

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
Walco Development, LLC 1305 Clinton Street Nashville, TN 37208	[same]	92-8 Pars 4 and 3.01

Mail

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, LARRY STEVEN COHEN ("the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Walco Development, L.L.C., a Tennessee limited liability company (the "Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described on attached Exhibit "A" which is incorporated herein by this reference.

The legal description contained herein is the same as that contained in the previous deed of record.

unimproved ( )
This is (x) improved property, known as:
808 17th Avenue North, Nashville, Tennessee 37208
(House Number) (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their successors, and assigns forever;

Grantors further covenant that Grantor is lawfully seized and possessed of the estate hereby conveyed, that Grantor has the full right and power to convey the same, and that the real property conveyed hereby is free from all liens and encumbrances, except as set forth on attached Exhibit "B" and 1998 real estate taxes which have been prorated between Grantor and Grantee, and all real estate taxes due and payable thereafter, which real estate taxes Grantee hereby assumes and agrees to pay.

The Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said real property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF the undersigned have caused this instrument to be duly executed, this 28 day of July, 1998.

Larry Steven Cohen

0467850
IDENTIF. ↑ REFERENCE

98 JUL 29 AM 9:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Before me Charles M. Robin, a Notary Public of said County and State, personally appeared Larry Steven Cohen, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 28th day of July, 1998.

Notary Public

My Commission Expires: Sept 23, 2000

CHARLES M. ROBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $90,000.00.

Subscribed and sworn to before me, this the 28th day of July, 1998.

Affiant

My commission expires: Sept 23, 1998
(Affix Seal)

Notary Public

CHARLES M. ROBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

LEGAL DESCRIPTION BOOK 11038 PAGE 953

LAND lying in Metropolitan Nashville, Davidson County, Tennessee, and being part of Lot No. 157 of the Samuel Watkins Plan of Lots as of record in Plat Book 57, page 13, and being described according to a survey by R.L. Montoya - Land Surveying, as follows:

BEGINNING at an iron pin 225.25 North of the intersection of the East margin of 17th Avenue North with the North margin of the Louisville and Nashville Railroad R.O.W., the Northwest corner of the Hester Battery Manufacturing Company as of record in Deed Book 4611, page 631, R.O.D.C., Tennessee; thence, along the said East margin of 17th Avenue North, North 30° 29' 00" West 196.22 feet to an iron pin in the South margin of the Illinois Central Gulf Railroad R.O.W.; thence, along the said South margin on a curve to the right (Radius=937.81 feet) 269.42 feet to an iron pin; thence, continuing along the South margin North 69° 56' 23" East 119.23 feet to an iron pin, the Northwest corner of Johnny Burress property as of record in Deed Book 5375, page 471, R.O.D.C., Tennessee; thence, along the West property line of Burress and the Nashville Roofing Metal Company, South 30° 45' 57" East 350.34 feet to an iron pin in the North margin of the Louisville and Nashville Railroad R.O.W.; thence, along the said North margin on the following calls: South 32° 58' 44" West 66.90 feet, South 59° 37' 16" West 34.73 feet, South 30° 22' 44" East 10.00 feet, South 59° 37' 16" West 122.79 feet to an iron pin, the Southeast corner of the Hester Battery Manufacturing Company property; thence, along the said East property line on the following calls: North 30° 36' 32" West 75.44 feet, South 59° 23' 28" West 39.36 feet, North 30° 36' 32" West 31.17 feet, North 59° 23' 28" East 11.54 feet, North 30° 36' 32" West 118.50 feet to an iron pin, the Northeast corner of the said Hester Battery Manufacturing Company property; thence, along the North property line of said Company South 59° 43' 34" West 141.58 feet to the point of beginning, containing 2.88 acres more or less.

BEING the same property conveyed to Larry Steven Cohen by Termination of Trust and Trustee's Quitclaim Deed, of record in Book 11029 page 493, Register's office for Davidson County, Tennessee.

9345 07/29 0101 03CHECK 348.0

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11038 PAGE 954

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 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 348.00
CHECK 348.00

07/29/98 01 09:03 0001 9345

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0467850
IDENTIF. ↑ REFERENCE

98 JUL 29 AM 9:02

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1324972