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This Form is ~~marked by Attorneys Title Company, Inc.~~ Form No. WD-2

FROM
Braid Electric Company

TO
AB3, LLC

For draftsman's use

Prepared by:

S. McPheeters Glasgow, Jr.
GLASGOW & VEAZEY
222 Second Avenue, North, Suite 312
Nashville, Tenne.. e 37201-1655

NAME AND ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
AB3, LLC	SAME	93-9-234
Attention: Bill Barkley	(NAME)	93-9-235
54 Music Square East, Ste.102 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	93-9-236
Nashville, Tennessee 37203 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

98 NOV 13 AM 10:22
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0512189

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 1,706,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 1998.

Notary Public

MY COMMISSION EXPIRES: 4-25-2000

(AFFIX SEAL)

For and in Consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and in other good and valuable consideration, ~~DOLLARS~~ the receipt of which is hereby acknowledged, Braid Electric Company (hereinafter called the Seller),

has ~~have~~ bargained and sold, and by these presents does ~~do~~ transfer and convey unto the said ABC, LLC, a Tennessee limited liability company, (hereinafter called the Buyer) and its successors and assigns all of Seller's interest in ~~heirs and assigns~~ a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT 1:
Being Lot Nos. 155, 157, 159 and 161 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137 Chancery Court at Nashville and Book 9, page 322, Register's Office for said county. Said Lot Nos. 155, 157, 159 and 161 front together 200 feet on the northerly side of Demonbreun Street and run back between parallel lines with the westerly margin of 11th Avenue South, 166 feet to an alley

BEING the same property conveyed to Braid Electric Company, by Deed of Record in Book 1417, page 225, Register's Office for Davidson County, Tennessee.

TRACT 2:
LAND in Davidson County, Tennessee, being Lot No. 163, on the plan of McNairy's Plan of West Nashville Lots, as shown on plat of record in Plat Book 9, page 322 and 323, in the Register's Office of Davidson County, Tennessee. Said Lot No. 163 fronts 50 feet on the northerly side of Demonbreun Street and runs back between parallel lines 166 feet to an alley.

BEING the same property conveyed to Braid Electric Co., Inc., by Deed of Record in Book 4829, page 576, Register's Office for Davidson County, Tennessee.

TRACT 3:
LAND in Davidson County, Tennessee, being Lot No. 165, on the Plan of McNairy's Plan of West Nashville Lots, as shown on plat of record in Plat Book 9, Pages 322 and 323, in the Register's Office of Davidson County, Tennessee. Said Lot being situated on the northeast corner of Demonbreun and McNairy Streets, fronting 50 feet on Demonbreun Street and running back between parallel lines and with the east margin of McNairy Street 166 feet to a twelve foot alley.

BEING the same property conveyed to Braid Electric Co., Inc., by Deed of Record in Book 4831, page 292, Register's Office for Davidson County, Tennessee.

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

This is (unimproved) (improved) property, known as 1109 (House Number) Demonbreun Street (Street) Nashville, TN 37210 (P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Buyer, its successor and assigns forever in fee simple, Subject to the exceptions to the covenant below ~~heirs and assigns forever~~.

And Seller does covenant with the said Buyer that it is lawfully seized and possessed of said land in fee simple; it has a good right to convey it, and the same is unencumbered., subject to 1998 Taxes, a lien, which are not yet due and payable; Easement(s) for Railroad Spur Tract, as set forth in instrument recorded in Book 1417, page 225. (Tract 1).; and Rights of Richards & Richards under an unrecorded lease.

And Seller does further covenant and bind itself and its successors and assigns to warrant and forever defend the title to the said land to the said Buyer its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever. Seller represents and warrants to Buyer that it is the same entity as Braid Electric Co.,Inc.

Witness this hand this 12th day of November, 1998.

SELLER: Braid Electric Company (a Tennessee Corporation)

By: Ben S. Gambill, Jr., President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

~~Personally appeared before me,~~ Kay Fuller, ~~a Notary Public~~ in and for said County and State, the within named Ben S. Gambill

the 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 and official seal at Nashville, Tennessee, this 12th day of November, 1998.

Kay Fuller Notary Public

Commission Expires 9-23-2000

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Kay Fuller, a Notary Public of said State and County aforesaid, personally appeared Ben S. Gambill, Jr.

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of the Braid Electric Company, A Tennessee corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of November, 1998.

Kay Fuller Notary Public

Commission Expires 9-23-2000

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

66826 11/13 0101 CHECK 6324.13

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

RECEIVED OF _____

FOR _____

BOOK 11203 PAGE 735

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	1706250.00
			CON TX	6313.13
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	6324.13
			CHECK	6324.13
11/13/98	01		10:22 0001	6616

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05121.89
IDENTIF. ▲ REFERENCE

98 NOV 13 AM 10:

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 1371718