This Instrument Prepared By: W. Kent Coleman, Attorney-at-Law, 14 Public Square North Murfreesboro, TN 37130, from information furnished by the parties.

Name & Address of New Owner:	Send Tax Statements To:	Tax Map & Parcel No.
The First Eagle, LLC 140 North Main St Eagleville, TN 37060	same as owner	82-14 59

WARRANTY DEED

FOR AND IN CONSIDERATION the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **NASHVILLE LUMBER & BUILDING MATERIALS, INC., a Tennessee corporation**, has this day bargained and sold and does hereby transfer and convey unto **THE FIRST EAGLE, LLC, a Tennessee limited liability company**, its successors and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

See Exhibit "A"

Being the same property conveyed to Nashville Lumber & Building Materials, Inc., a Tennessee corporation by deed of record in Book 8889, Page 602, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is subject to any and all zoning regulation, building restrictions and setback lines, if any, easements and rights-of-way for public utilities.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said The First Eagle, LLC, its successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of 1999 property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to said real estate to the Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands, this the 30th day of April, 1999.

IDENTIFICATION REFERENCE

99 MAY 10 PM 2:16
HILDA BURNETT REGISTER
DAVIDSON COUNTY, TN.

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

NASHVILLE LUMBER & BUILDING MATERIALS, INC.

BY: Charles E Glass
TITLE: President

STATE OF TENNESSEE }
COUNTY OF Rutherford }

Before me, the undersigned, a Notary Public of the state and county mentioned, personally appeared Charles E Glass, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Nashville Lumber & Building Materials, Inc., a Tennessee corporation, the within named bargainor, a 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, at office in Murfreesboro, Tennessee, this 30th day of April, 1999.

Notary Public

My Commission Expires:

4/14/2001

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $600,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 30th day of April, 1999.

Notary Public

My Commission Expires:

4/14/2001

C:\WP51\LEGAL\FIRST.WD

EXHIBIT "A"

Being a part of land conveyed to John Shelby to the Edgefield & Kentucky Railroad Company, and being described in the plan of record in Plat Book 1 of the Chancery Court of Davidson County, Tennessee, at page 112.

Land situated between First Street, Nashville, Tennessee, formerly Whites Creek Turnpike and the Cumberland River. It begins at low water mark on the Cumberland River in the center of the tract of what is now the L & N Railroad indicated by Letter A, on said plan in the Plat Book of the Chancery Court of Davidson County, and above referred to;thence with the center line of said railroad, North 58° East 1166.5 feet to the West side of First Street and at the Letter B on said plan; thence with the West side of said First Street, South 14° 30' East 465 feet to the Letter C on said plan; thence South 58° West 1002 feet to the Letter D on said plan; it being the low water mark of the Cumberland River; thence with low water mark of said river to the beginning.

EXCEPTING from the above; however, a strip of land conveyed to J.O. Kirkpatrick & Sons Company to Louisville and Nashville Railroad running along the southerly side of the tracks of said Louisville and Nashville Railroad, by deed dated November 6, 1920, recorded in Book 560, Page 436, Register's Office for Davidson County, Tennessee.

Further, EXCEPTING from the above, however, that portion of the above described land conveyed to deed from E. L. Peebles and John K. Peebles to the Salvation Army, dated September 2, 1980, of record in Book 3128, Page 531, Register's Office for Davidson County, Tennessee.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11471 PG. 684

0584950
IDENTIF. & REFERENCE

MAY 10 PM 2:16

GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	600000.00
CON TX	2220.00
PRFEE	1.00
VDFEE	12.00
CFEE	2.00
TOTAL	2235.00
CHECK	2235.00

05/10/99 01 14:20 0001 3891

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1458546