Bk 37 LL
Pg (BRS)

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Cumberland Architectural Millwork, Inc. 603 Davidson St. Nashville, TN 37213	Same	93-8/76

This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BRS)
P.O. Box 198062, Nashville, Tennessee 37219

RECEIVED
1999 NOV 16 AM 9:45
...

0605/118
...PRICE

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Jimmy W. Mackie ("Grantor") has bargained and sold, and hereby transfers and conveys to Cumberland Architectural Millwork, Inc., ("Grantee"), a Tennessee corporation, its successors and assigns, certain land and the improvements thereon in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions described in Exhibit B attached hereto and incorporated herein by reference.

1674 11/16 0101 03CHECK 1961.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $525,000.00

Andrew J. Martin
Affiant

Subscribed and sworn to before me this 15th day of November, 1999.

Jean G. Herzer
Notary Public
My Commission Expires: 9-28-02

0605531.01
010287-003 11/15/1999

This is improved property, known as 610 Davidson Street, Nashville, Tennessee 37213.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 15th day of November 1999.

Jimmy W. Mackie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean C. Herzer the undersigned, a Notary Public in and for said County and State, the within named Jimmy W. Mackie, the 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 within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15 day of November, 1999.

Jean C. Herzer
NOTARY PUBLIC

My Commission Expires: 9-28-02

NOTARY PUBLIC AT LARGE

0605531.01
010287-003 11/15/1999

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Inner-City Industrial Park, Section II, as shown on plat of record in Plat Book 4470, page 136, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Jimmy W. Mackie, by Deed of Record in Book 8413, page 446 and by Quitclaim Deed of record in Book 10464, page 659 Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Contract allowing construction of a 35 foot wide private road crossing across the charter right of way of the L & N Railroad of record in Book 4640, page 608, Register's Office for Davidson County, Tennessee.

2. An agreement between Louisville and Nashville Railroad Company and Metropolitan Government of Nashville and Davidson County, Tennessee for sewer main, may cross this right of way of record in Book 5420, page 873.

3. Restrictive covenants contained in instrument of record in Book 4670, page 65, said Register's Office.

4. The Plan of record in Book 4470, page 136, said Register's Office, shows an owner's certificate, a 25 foot easement for the railroad and a 30 foot easement for the Colonial Pipeline.

5. Easement granted to Colonial Pipeline Company to construct, maintain, inspect, operate, protect, replace, repair, change this size of & remove main pipeline of record in Book 4579, page 12, said Register's Office; together with possible rights of access and maintenance, specific reference to said instrument being made for the pertinent data, relating to the rights and interest therein contained.

6. Easement granted to the USA in connection with Cheatham Lock & Dam Project of record in Book 2199, page 71, said Register's Office.

7. Title to that portion of the premises embraced within the high and low water marks of the Cumberland River.

8. Easement to L & M Railroad for extension of Trace, as of record in Book 4172, page 165, said Register's Office.

OFFICIAL RECEIPT

BILL GARRETT
REGISTEP 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 11744 PAGE 50

06577118

REFERENCE

99 NOV 15 AM 9:45

CAMT
525000.00
CON TX 1942.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
TOTAL 1961.50
CHECK 1961.50

11/16/99 01 09:46 0001 1674

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1539347