WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Thousand Five Hundred ($2500.00) Dollars paid in cash, the receipt of which is hereby acknowledged, We, Henry Manley and wife, Hattie May Manley, have bargained and sold and do hereby transfer and convey unto Hester Battery Manufacturing Company, Inc., a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain lot or parcel of land lying on the south side of Culvert Street, City of Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the south margin of Culvert Street 25 feet west of the center line of the Tennessee Central Railway; thence in a westerly direction along the south margin of Culvert Street, 425 feet, more or less, to a point 70 feet north of the center line of the Nashville, Chattanooga & St. Louis Railway's Lebanon Branch main track; thence in a southeasterly direction along a line north of, parallel to and distant at all points 70 feet from the center line of said main track, 490 feet, more or less, to the west right of way line of the Tennessee Central Railway; thence north with the said west right of way line, which is west of, parallel to and distant at all points 25 feet west of said center line of the Tennessee Central Railway main track, 200 feet, more or less, to the point of beginning, containing 0.97 of an acre, more or less, and being a part of that property conveyed by F. R. Rains by deed dated March 19, 1870, to the Tennessee & Pacific Railroad Company, predecessor in title to The Nashville, Chattanooga & St. Louis Railway registered in Book 55, page 503, Register's Office for Davidson County, Tennessee and the same property conveyed to Henry Manley by The Nashville, Chattanooga & St. Louis Railway by deed dated November 22, 1946, registered in Deed Book 1467, page 241, said Register's Office, and the same property conveyed to S. G. Doak, Trustee, by deed from Henry Manley dated April 15, 1952.

This conveyance is made subject to an easement from The Nashville, Chattanooga & St. Louis Railway to the Tennessee Valley Authority dated February 20, 1941, recorded