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FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10,00), cash in hand paid by PRECISION ENGINEERING, INC. a Tennessee Corporation, and other valuable considerations, the receipt of which is hereby acknowledged, TEMCO, INC., a Tennessee Corporation with principal office in Nashville, Tennessee, has bargained and sold, and by these presents does transfer and convey unto the said Precision Engineering, Inc., its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, located at 61st Avenue, (Depot St.), and Nashville, Chattanooga and St. Louis Railway; Together with the warehouse and other buildings located on said real estate.

1. Beginning at the Southwest corner of the lot heretofore conveyed to the Nashville, Chattanooga and St. Louis Railway by the Nashville Land Improvement Company, by deed registered in Book 221, Page 278, of the Register's Office of Davidson County, Tennessee; this point being an iron stake in the East margin of 61st Ave., (Depot St.); thence with the South boundary line of said lot, South 48 degrees, 52 minutes, East, 390 feet to an iron stake being the Southeast corner of said Railway Lot; thence South 40 degrees, 21 minutes West, 432.3 feet, to an iron stake; thence north 62 degrees, 10 minutes West 297.5 feet to an iron stake on the East margin of 61st Ave., (Depot St.) and including within the property, North of and adjoining of this line, a 25 foot street; and thence with the East margin of 61st Ave., (Depot St.), North 29 degrees, 15 minutes East, 511.9 feet to the beginning point; containing 4.544 acres, more or less, and being the same property conveyed to TEMCO, INC. by Gray and Dudley Company by Deed recorded in Book 2137, Page 407, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said Precision Engineering, Inc., its successors and assigns, forever.

TEMCO, INC. does hereby covenant with the said Precision Engineering, Inc. that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

TEMCO, INC. further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Precision Engineering, Inc., its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, TEMCO, INC. has caused this Deed to be signed in its corporate name, by its President, and attested by its Secretary, on this the 4th day of January, 1960.

TEMCO, INC.

J. Donald Short
PRESIDENT

J. Dudley Galloway
SECRETARY

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