WARRANTY DEED BOOK 3812 PAGE 160

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
A & B Tool Company (NAME:)	A & B Tool Company (NAME:)	4D-50980
1400 Robinson Road (STREET ADDRESS OR ROUTE NUMBER)	1400 Robinson Road (STREET ADDRESS)	
Old Hickory, Tennessee (CITY) (P. O. ZONE) (STATE)	Old Hickory, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of SIX THOUSAND FIVE HUNDRED & NO/100ths ($6,500.00) ---------- *DOLLARS* cash in hand paid to us by A & B Tool Company, a Tennessee corporation, the receipt of which is hereby acknowledged,

We, Crafton A. Wilson and Edward J. Hunter, *have bargained and sold, and by these presents do transfer and convey unto the said* A & B Tool Company, a Tennessee corporation, its successors ~~xxxx~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 4th Civil District of Davidson County, Tennessee, being part of Tract No. 21 on the Plan of the Nashville Industrial Corporation, not of record, described according to a survey made by John M. Sullivan, Civil Engineer, July 7, 1964, as follows:

Beginning on the northeasterly margin of Bypass Highway or Robinson Road at the most southerly corner of the property conveyed to American Legion Old Hickory Post No. 91, Inc. by deed from Nashville Industrial Corporation, of record in Book 1730, Page 1, Register's Office for said County; thence with the southeasterly line of said American Legion property north 35 ° 30' east 341 feet to an iron pin on the southwesterly margin of the right-of-way of the T. C. Railroad, 62 1/2 feet from the center line of the track; thence with said right-of-way south 42° 30' east 97.8 feet; thence south 49° 45' west 327.2 feet to the northeasterly margin of Bypass Highway or Robinson Road; thence with the same north 50° 15' west 70 feet to the beginning.

Being part of the real property conveyed to Crafton A. Wilson and Edward J. Hunter by deed from First National Company, dated November 8, 1963, filed January 9, 1964, and recorded in Book 3674, page 2, said Register's Office.

unimproved (X)
This is improved ( ) property, known as 1409 Robinson Road, Old Hickory, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said A & B Tool Company, its successors ~~xxx~~ *and assigns, forever.*

And we *do covenant with the said* A & B Tool Company *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* by easement for sewer line as shown on plan of record in Book 1424, Page 49, Register's Office for Davidson County, Tennessee.

And we, Crafton A. Wilson and Edward J. Hunter, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* A & B Tool Company, its successors ~~xxxx~~ *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 13th *day of* August, *19* 64, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Crafton A. Wilson

Edward J. Hunter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thos. H. Patton, a Notary Public in and for said County and State, the within named Crafton A. Wilson and Edward J. Hunter

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Old Hickory, Tennessee, this 14 day of Sept., 1964.

Thos. H. Patton, Notary Public.

Commission Expires 12 or 10/65

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....



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STATE TAX $ 9.75
PROBATE .50
TOTAL $ 10.25

SEP 16 1964

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID SEP 16 1964

50478

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 16 12 49 PM '64
NOTE BOOK 110 PAGE 52
RECORDING FEE $ 2.00
DEP. REG. C

WARRANTY DEED

FROM

Crafton A. Wilson et al

TO

A & B Tool Company

Compliments of

Guaranty Title Company

A Division of

Kansas City Title Insurance Company

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE