BOOK 4436 PAGE 55

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wagoner Water Heater Co., Inc. (NAME)	Wagoner Water Heater Co., Inc. (NAME)	Map. 118-16 Par. 11-12
2935 Sidco Drive (STREET ADDRESS OR ROUTE NUMBER)	2935 Sidco Drive (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Seventy-five Thousand ($75,000.00)-------

----------*DOLLARS*

cash in hand paid by Wagoner Water Heater Co., Inc., a Tennessee corporation, receipt of which is hereby acknowledged, Wagoner Corporation, a Tennessee corporation, acting through its duly authorized officers, has

AUG-4??	CONV	75,000.00			
AUG-4??S'TAX			A* 195.00		
AUG-4??P&'FEE			A* .50		
AUG-4??	W'DEED		A* 6.00	*	201.50

does

~~have~~ *bargained and sold, and by these presents do transfer and convey unto*

the said Wagoner Water Heater Co., Inc., its successors

~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots 37 and 38 on the Plan of Sidco Subdivision, Section II, as of record in Book 2331, page 93, Register's Office for said County. Said lots adjoin and front together 200 feet on the west side of Sidco Drive, and extends back between parallel lines 425 feet to a dead line.
Being the same property conveyed to Wagoner Corporation by Suburban Industrial Development Company by deed of record in Book 2805, page 572, RODC, Tennessee.

CHARLES K. MURRAY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Subscribed and sworn to before me, this the 3rd day of August 19 70.

Affiant

My commission expires: (Affix Seal)

Notary Public

First American National Bank of Nashville the lawful holder of the lien upon the above described property, which lien is of record in Book 4399, page 125, RODC, Tennessee, joins herein for the sole and only purpose of acknowledging receipt of the $75,000.00 purchase price in full satisfaction of its said lien, which lien is hereby released and discharged.

This is unimproved ( ) ( ) property, known as Sidco Drive, Nashville, 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 Wagoner Water Heater Co., Inc., its successors and assigns, *forever.*

And Grantor does *covenant with the said* Grantee *that* Grantor is *lawfully seized and possessed of said land in fee simple* has *a good right to convey it, and the same is unencumbered,* except lien of 1970 taxes; uranium, etc. rights reserved in instrument of record in Book 2152, p. 347, RODC, Tenn.; restrictions recorded in Book 2489, p. 373, as amended, in Book 3789, p.843, RODC, Tenn.; storm sewer easement of record in Book 4124, p. 284, RODC, Tenn.; railroad easement of record in Book 2293, p. 555, and Book 2293, p. 573, RODC, Tenn.; set-back line and easements on recorded plan in Book 2331, p. 93, RODC, Tenn.

And Wagoner Corporation, the Grantor, does *further covenant and bind* itself, its successors and *representatives, to warrant and forever defend the title to the said land to the said* Wagoner Water Heater Co., Inc., its successors and *assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 3rd *day of* August, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

WAGONER CORPORATION

By _____
President

ATTEST:
_____
Secretary

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

By _____
Vice President

ATTEST:
_____
Asst. Cashier

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Mary Ann Lloyd a Notary Public in and for the aforesaid State and County, Robert D. Fawcett and James W. Jones Jr. with whom I am personally acquainted, and who upon oath acknowledged themselves to be the President and Secretary, respectively, of Wagoner Corporation, a corporation, the within named bargainor, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation thereto by Robert D. Fawcett, as President, and attesting the same by James W. Jones Jr., as Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of August, 1970.

Mary Ann Lloyd
Notary Public

My commission expires:

Aug. 4, 1973

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Evelyn Lester a Notary Public in and for the aforesaid State and County, Miller F. Clark and Franklin M. Creary, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Vice President and Asst. Cashier, respectively, of First American National Bank of Nashville, a national banking association, the within named bargainor, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation thereto by Miller F. Clark, as Vice President, and attesting the same by Franklin M. Creary, as Asst. Cashier.

WITNESS my hand and official seal at Nashville, Tennessee, this 3 day of August, 1970.

Evelyn Lester
Notary Public

My commission expires:

My Commission Expires October 24, 1973

WARRANTY DEED

FROM

Wagoner Exploration

Ford Tower Mid Lands

TO

Wagoner Water Heater & Co

A 8 5 7 1 4

IDENTIF. REFERENCE

AUG 4 9 58 AM '70

FELIX A. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of
GUARANTY TITLE
Office of
CHICAGO TITLE INSURANCE COMPANY
American Trust Building
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NASHVILLE, TENNESSEE