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BOOK 4449 PAGE 169

Map 93-10
Par. 41
PW

IDENTIF. REFERENCE

OCT 1 12 56 PM '70 CORPORATE WARRANTY DEED

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

KNOW ALL MEN BY THESE PRESENTS, That DIXIE BEARINGS, INCORPORATED, a Tennessee corporation, the Grantor, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, received to its full satisfaction of AMERICAN BLOOD COMPONENTS, INC., a corporation, the Grantee, whose TAX MAILING ADDRESS will be

118 Jefferson Avenue, Memphis, Tennessee 38103,

has bargained and sold, and by these presents does transfer and convey unto the said Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being the southerly 71 feet of lot "D" on the Plan of Palmer Place, as of record in book 57, page 117, Register's Office for said County.
>
> Said part of lot "D" fronts 71 feet on the westerly side of 8th Avenue South, formerly Spruce Street, as widened, and runs back 107.5 feet, more or less, on the northerly line and 107.2 feet, more or less, on the southerly line with the northerly margin of Palmer Avenue to an alley, measuring 71 feet thereon. Being the same real property conveyed to Dixie Bearings, Incorporated by deed dated December 18, 1969, from Harvard Realty Co., filed December 31, 1969, and recorded in Book 4389, Page 388, said Register's Office.
>
> This is improved property, known as 511 Eighth Avenue South, Nashville, 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 Grantee, its successors and assigns, forever. And it does covenant with the said Grantee 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, unless otherwise herein set out. And it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officers on this the 28th day of September, 1970.

DIXIE BEARINGS, INCORPORATED

By: W J Scully
(Vice) President

Attest:
Oliver E. Seikel
Assistant Secretary

STATE OF OHIO)
) SS.
CUYAHOGA COUNTY)

Before me, HARRY J LEHMAN a Notary Public within and for the State and County aforesaid, personally appeared W. J. Scully and OLIVER E. SEIKEL, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the (Vice) President and Assistant Secretary, respectively, of DIXIE BEARINGS, INCORPORATED, the

within named bargainor, a Tennessee corporation, and that they as such (Vice) President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. J. Sweeney as such (Vice) President, and attesting the same by the said OLIVER E. SEIKEL as such Assistant Secretary.

WITNESS my hand and official seal at office at Cleveland, Ohio, on this the 28th day of September, 1970.

Harry J. Lehman
Notary Public

My Commission Expires:
HARRY J. LEHMAN, Attorney
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

The actual consideration for this transfer or value of property (whichever is greater) is $ 60,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

H. G. Buchanan, Agent

SWORN TO and subscribed before me this 1st day of September, 1970.
L.S.R. October

L. D. Rickenbach
Notary Public

My Commission Expires:
April 24, 1974.

This instrument prepared by:
Oliver E. Seikel, Esq.
1050 Union Commerce Building
Cleveland, Ohio 44115
Telephone 771-2345

OCT-1 CONV 60,000.00
OCT-1 S TAX A* 156.00 .50
OCT-1 R PD FEE W DEED A* 4.50 * 161.00

PLEASE PUT IN TENN. TITLE CO. BOX