BOOK 1559 PAGE 427

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
11th FLOOR J. C. BRADFORD BLDG.
NASHVILLE, TENNESSEE 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
Music City Bolt and Screw Company, Inc.	same	Map 93-10
409-11 3rd Avenue South (STREET ADDRESS OR ROUTE NUMBER)	(NAME) (STREET ADDRESS)	Par. 12B-
Nashville, Tenn. 37201 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	1559 427 FEE

FOR AND IN CONSIDERATION of the sum of $10.00----------

----------TEN AND NO/100---------- *Dollars,*

Cash paid by Music City Bolt and Screw Company, Inc., and other good and valuable considerations, the receipt of which is hereby acknowledged.

I, Eva R. Garfinkle,

have this day bargained and sold, and do hereby transfer and convey unto the said Music City Bolt and Screw Company, Inc., a Tennessee corporation, its *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 65 and the northerly 4 feet of Lot No. 66 on the Plan of University Lots, called College Campus, not of record. Said Lot No. 65 and the northerly 4 feet of Lot No. 66 front together 29 feet on the westerly side of Third Avenue South, formerly College Street, and run back between parallel lines, parallel with and 181 feet south of the southerly margin of Franklin Street, 162 feet, more or less, to Hume or Almond Street, and being the same property conveyed to Eva R. Garfinkle by deed of record in Book 1906, Page 233, Register's Office for Davidson County, Tennessee.

Being the southerly 21 feet of Lot No. 66 and all of Lots Nos. 67, 68, 69, 70, 71, 72, on the Plan of College Campus, not of record. Said part of Lot No. 66 and all of Lots Nos. 67, 68, 69, 70, 71, 72, front together 177 feet on the westerly side of Third Avenue South, formerly College Street, and run back between parallel lines with the northerly margin of Peabody Street, 162 feet to the easterly margin of Hume Street, and being the same property conveyed to Sam Garfinkle by deed of record in Book 1360, page 12, Register's Office for Davidson County, Tennessee; and being the same property devised to Eva R. Garfinkle by will of Sam Garfinkle of record in Will Book 96, page 468, County Court For Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 55,000.00

Subscribed and sworn to before me, this the 7th day of December 19 71

Affiant

My commission expires: 8-9-75 (Affix Seal)

Notary Public

unimproved ( ) property, known as
This is improved ( ) (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Music City Bolt and Screw Company, Inc., its *(successors), heirs and assigns forever.* I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Music City Bolt and Screw Company, Inc., its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 7th *day of* December, 1971, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x Eva R. Garfinkle
Eva R. Garfinkle

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, BEVERLY Jo WAMBLE, *a Notary Public in and for said County and State,* Eva R. Garfinkle,

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

Witness my hand and official seal at Nashville, *Tennessee, this* 1st *day of* December, *19*71.

Beverly Jo Wamble *Notary Public*

Commission expires 8-9-72.

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 .....

DEC-8-	CONV	55,000.00			
DEC-8-	S'TAX		A*	143.00	
DEC-8-	PA'FEE		A*	.50	
DEC-8-	M'DEED		A*	4.00	* 147.50

WARRANTY DEED

FROM Eva R. Garfinkle

TO Music City Bolt and Screw Company, Inc.

B 40604

IDENTIF. REFERENCE

DEC 8 11 28 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2056
NASHVILLE, TENNESSEE

Dobson & Johnson, Inc.