19-13 4A
19-3-1

WARRANTY DEED

BOOK 4562 PAGE 991

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Kermit C. Stengel, Jr., Trustee	Same	Map. 19-9
(NAME:)	(NAME:)	Par. 1
19th Floor, Third National Bank Building		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map. 19-13
Nashville, Tennessee		Par. 42 pw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ($10.00)----------

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

cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

DEC21F CONV * 308,000.00
DEC21F S'TAX A* 800.80
DEC21F PR'FEE A* .50
DEC21F W'DEED A* 8.00 * 809.30

This instrument prepared by:
Edwards, Schulman, McCarley,
Hollins & Fride
900 American Trust Building
Nashville, Tennessee

ANCHOR WIRE CORPORATION OF TENNESSEE, a Tennessee corporation, has ~~have~~ does ~~do~~ bargained and sold, and by these presents ~~do~~ transfer and convey unto the said KERMIT C. STENGEL, JR., TRUSTEE, with full power to sell, transfer, convey and encumber, without the joinder of any ~~beneficiary, his successors~~ heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, consisting of four tracts of land located in Goodlettsville, Tennessee, in the Tenth Civil District, and being more particularly described by survey of John Kohl, dated November 29, 1971, as follows:

Beginning at a point in the easterly margin of Church Street, as extended, said point being the southwesterly corner of the property conveyed to Dillard Breeding and Charles Breeding by deed of record in Book 3958, page 533, Register's Office for Davidson County, Tennessee; thence North 67° 26' East along the line separating this property from the Breeding property, a distance of 311.92 feet to the easterly right-of-way line of the L & N Railroad; thence South 28° 29' East with said railraod right-of-way line 229.05 feet to a point in said railroad right-of-way; thence North 67° 26' East 60 feet to a point; thence South 27° 29' 40" East, 270.53 feet to a point; thence in a southerly direction 85 feet, more or less, to a point in the easterly margin of the property conveyed to the Silver Realty Company, by deed from the City of Goodlettsville, of record in book 3252, page 199, said Register's Office; thence South 25° 49' East 117.51 feet, more or less, to a point; thence South 75° 36' West 100 feet to a point; thence North 25° 49' West 202.55 feet to a point; thence South 75° 37' West 276.75 feet to a point in the easterly margin of Church Street, as extended; thence North 22° 34' West 440.30 feet to the point of beginning.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 308,000.00

Affiant

Subscribed and sworn to before me this the 20th day of December, 19 71.

Deborah K Warner
Notary Public

My commission expires: August 30, 1975

(Affix Seal)

Being the same property conveyed to Silver Realty Corporation, by deeds as follows: Deed from the Industrial Development Board of the City of Goodlettsville, of record in Book 4373, page 225, Register's Office for Davidson County; deed from the City of Goodlettsville, of record in Book 3252, page 199, said Register's Office; and deed from the Louisville & Nashville Railroad Company, of record in Book 3252, page 309, Register's Office for Davidson County, Tennessee. Silver Realty Corporation now by merger is Anchor Wire Corporation of Tennessee, by instrument of record in Book 4394, page 666, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the rights of the L & N Railroad to the use of the easterly ten feet of the approximate center 270.53 feet (rear line measurement) of the premises and the triangular portion of the premises consisting of .03 acre as described in quitclaim from the L & N Railroad to Silver Realty Corporation, of record in Book 3252, page 309, Register's Office for Davidson County, Tennessee, which lie within the charter right of way of the L & N Railroad and may be subject to the use thereof by the railroad for railroad purposes.

unimproved ( )
This is improved ( ) property, known as 425 Church Street, Goodlettsville, 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 KERMIT C. STENGEL, JR., TRUSTEE, with full power to sell, transfer, convey and encumber, without the joinder of any beneficiary, his successors ~~heirs~~ *and assigns, forever.*

And it does *covenant with the said* Kermit C. Stengel, Jr., Trustee, *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except by rights of railroad in and to a portion of the premises as hereinabove set forth, subject to which this conveyance is executed.

And Anchor Wire Corporation of Tennessee does *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Kermit C. Stengel, Jr., Trustee, his successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 20th *day of* December, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ANCHOR WIRE CORPORATION OF TENNESSEE

BY: [signature]
President

ATTEST:

[signature]
Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Deborah K Warner, *a Notary Public of the State and County aforesaid, personally appeared* James W Hoyt, *with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* President *of the* Anchor Wire Corporation of Tennessee, *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 2nd *day of* December, *19* 71.

Deborah K Warner
Notary Public

Commission Expires August 30, 1975.

BOOK 4562 PAGE 994

WARRANTY DEED

FROM

Anchor Wire Corporation of Tennessee

TO

Kermit C. Stengel, Jr., Trustee

B 4 2 1 4 6

IDENTIF. REFERENCE

DEC 21 9 27 AM '71

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

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE