WARRANTY DEED

BOOK 4636 PAGE 330

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
BIX MANUFACTURING COMPANY, INC	SAME	4D 39440
(NAME)	(NAME)	
1116 FOWLER STREET		Map 44-14
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 68
OLD HICKORY, TENN. 37138		SH
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

mail to

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations paid by the grantee to the grantors herein, we, AVERY G. GREEN and wife, REBECCA VIRGINIA ~~XXXX~~ GREEN,

have this day bargained and sold, and do hereby transfer and convey unto the said grantee, BIX MANUFACTURING COMPANY, INC., a Tennessee corporation, its successors and assigns,

~~X(successors),~~

certain real estate in Davidson County, Tennessee, as follows:

Being Lots No. 113 and 114 on the Map of Section I, Rolling Green Subdivision, of record in Book 1424, page 75, Register's Office for said County, as follows:

Beginning at a point in the westerly margin of Fowler Street at the corner of Lots No. 112 and 113; thence with the margin of the said Street, southeasterly 220.2 to a point and continuing southeasterly 4.8 feet to a point; thence southwesterly around a curve 332.9 feet to the easterly right-of-way of Tennessee Central Railroad; thence with said right-of-way northwesterly 131.3 feet to the corner of Lots No. 112 and 113; thence with the line between said lots, northeasterly 227.2 feet to the point of beginning.

Being the same property conveyed to Avery G. Green and wife Rebecca V. Green by deed from W.B. Feldkircher and wife, as of record in Book 2591, page 286, said Register's Office.

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 11th day of September 19 72

My commission expires: 10-28-74 (Affix Seal)

Affiant: Avery G. Green

Notary Public: Stephen L. Edwards

This is improved (X) unimproved ( ) property, known as 1116 Fowler Street (House Number) (Street) Old Hickory P. O. Address: Tennessee 37138 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said BIX MANUFACTURING COMPANY, INC., its successors and assigns,

~~X(successors),~~

~~heirs and assigns~~ *forever.* we *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except for 1972 taxes which are a lien, and which will be prorated between the parties and paid by the Grantee when due. We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* BIX MANUFACTURING COMPANY, INC., its successors and assigns, *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hands this* 11th *day of* September, 19 72, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Avery G. Green
AVERY G. GREEN

Rebecca Virginia Green
REBECCA VIRGINIA GREEN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, THE UNDERSIGNED, *a Notary Public in and for said County and State,* AVERY G. GREEN and wife, REBECCA VIRGINIA GREEN

the within named bargainor, S., 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 Madison, *Tennessee, this* 11th *day of* September, *19*72.

Stephen L Edwards
Notary Public

Commission expires 10-28-74

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 .....

WARRANTY DEED

FROM
Avery G. Green, et ux

TO
Bix Manufacturing Company, Inc.

SEP 11 72 CONV 75,000.00
SEP 11 72 S TAX A* 195.00
SEP 11 72 PB FEE A* .50
SEP 11 72 W DEED A* 4.00 * 199.50

B 7 5 4 2 3

IDENTIF. REFERENCE

SEP 11 12 33 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

This instrument prepared by
FRASER & EDWARDS, Attorneys
Plaza Professional Bldg.
Madison, Tennessee 37115