132-11-87 & 604-35840
132-15-51
132-15-47
BL

THIS INSTRUMENT PREPARED BY:
WILLIS, KNIGHT & BARR
700 UNION STREET
NASHVILLE, TENNESSEE 37219

BOOK 4840 PAGE 50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, receipt which is hereby acknowledged, Steel Service Company, Inc., a Tennessee corporation, has bargained and sold and does hereby transfer and convey unto Azcon Corporation, a Maine corporation, its successors and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being lot No. 1 on a map showing Resubdivision of Sections 2 and 3, Radnor Industrial Subdivision, as of record in book 4660, page 57, Register's Office for said County, described as follows:

Beginning on the easterly margin of Sidco Drive at the northwest corner of Tract No. 2 conveyed to The Builders Co. by deed from Carl J. Batson and wife, of record in book 3220, page 424, said Register's Office; thence with the northerly line of said property, north 80 degrees 32' east 196.78 feet to a concrete monument, said concrete monument being 30 feet westerly at right angles from a point in the center line of the Freight Main Track of the Louisville and Nashville Railroad Company; thence north 10 degrees 29' west along a line 30 feet westwardly from and parallel to said center line of Freight Main Track a distance of 599.93 feet to a concrete monument; thence south 80 degrees 24' west 20 feet to a point 50 feet westwardly at right angles from the center line of said Railroad Company's Freight Main; thence north 10 degrees 29' west and 50 feet westwardly from and parallel to the center line of Freight Main, 288.86 feet to a point; thence north 10 degrees 29' west 483 feet to a point; thence north 82 degrees 57' west 85.19 feet to the easterly margin of Sidco Drive; thence southwestwardly along a curve 506.47 feet to a concrete monument, the chord of said curve bears south 3 degrees 14' east with a distance of 506.20 feet; thence southeastwardly along a curve a distance of 293.67 feet, the chord of said curve bears south 6 degrees 15' east with a distance of 293.65 feet; thence southwardly along the east line of Sidco Drive, which is a curve to the left having a radius of 2276.84 feet, a distance of 114 feet to a concrete monument; thence south 9 degrees 47' east 485.71 feet to the beginning.

Said property was conveyed to Steel Service Company, Inc. by three deeds, one from James W. Stewart and wife, of record in Book 3793, page 732, and two from Houston McCord Realty Company, of record in Book 4174, page 921, and Book 4391, page 335, said Register's Office.

Buyer: Azcon Corp.
4280 Sidco Dr.
Nash. Tenn.

Jeff Biller
Same

To have and to hold said real estate with the appurtenances, estate, title and interest belonging to the said Azcon Corporation, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that same is unemcumbered, except for a deed of trust to John L. Chambers, Trustee to secure a note in the original amount of $400,000.00 payable to Mutual Savings Life Insurance Company, as set out therein, of record in Book 4397, page 294, Register's Office of Davidson County, and 1974 taxes which are assumed by Buyer. Grantor further covenants and binds itself, its successors and representatives to warrant and to forever defend the title to said real estate to said Azcon Corporation, its successors and assigns, against the lawful claims of all persons.

WITNESS ITS HAND on this 31st day of July, 1974, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said date.

C 65633

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IDENTIF. REFERENCE

AUG 2 10 00 AM '74

FELIX Z. ZELLER, REGISTER
DAVIDSON COUNTY, TENN.

STEEL SERVICE, INC.

By _____

AUG-2[74]	CONV	*	~~.00~~	368,000.00		
AUG-2[74]	S'TAX		A*	956.80		
AUG-2[74]	PR'FEE		A*	.50		
AUG-2[74]	W'DEED		A*	6.00	*	963.30

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Charles T. Bryan, a Notary Public within and for the State and County aforesaid, personally appeared James W. Stewart with whom I am personally acquainted and who upon his oath acknowledged himself to be the President of STEEL SERVICE COMPANY, INC., the within named bargainor, a corporation, and that he as such President being authorized to so do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said James W. Stewart as such President.

Witness my hand and official seal at office at Nashville, Tennessee on this the 31st day of July, 1974.

Charles T. Bryan
NOTARY PUBLIC

My commission expires [illegible].

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 365000.00. Subscribed and sworn to before me, this 31st day of July, 1974.

[illegible] for grantee
Affiant

Charles T. Bryan
NOTARY PUBLIC

My commission expires [illegible]