THIS INSTRUMENT WAS PREPARED BY JOHN M. BARKSDALE, ATTORNEY, SEVENTH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TENNESSEE 37219

mail to

BOOK 4864 PAGE 348

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Otto Kruse (NAME)	Same (NAME)	
1818 Elm Hill Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	107-1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	13 pt

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY THOUSAND and NO/100 ($250,000.00) DOLLARS, in cash, receipt of which is hereby acknowledged, and in further consideration of the assumption by undersigned, OTTO KRUSE, of one-half (1/2) of the aggregate unpaid balance of principal of two notes aggregating THREE HUNDRED TWENTY-TWO THOUSAND EIGHT HUNDRED EIGHTEEN and 48/100 ($322,818.48) DOLLARS, plus interest thereon, secured by two outstanding mortgages on the property conveyed hereby, one note being dated May 1, 1969, to the order of Republic National Life Insurance Company of Dallas, Texas, for the unpaid principal balance of ONE HUNDRED TWENTY-EIGHT THOUSAND NINE HUNDRED SEVENTY-NINE and 87/100 ($128,979.87) DOLLARS, bearing interest thereon at the rate of seven and one-half (7-1/2%) percent, per annum, and the other dated March 30, 1970, to the order of Mutual Savings Life Insurance Company of Decatur, Alabama, for the unpaid balance of principal of ONE HUNDRED NINETY-THREE THOUSAND EIGHT HUNDRED THIRTY-EIGHT and 61/100 ($193,838.61) DOLLARS, bearing interest thereon at the rate of nine (9%) percent, per annum, undersigned, AMERICAN ELECTRIC FUSION COMPANY, INC., a corporation chartered and organized under and by virtue of the laws of the State of Tennessee, has bargained and sold and does hereby transfer and convey unto OTTO KRUSE, his heirs and assigns, an undivided one-half (1/2) interest in the following described real estate in Davidson County, Tennessee, to-wit:

Being Lot No. 20 on the map of the revised Metropolitan Industrial Park, Sections 12 and 15, as of record in Book 4300, page 12, Register's Office for said county, described as follows:

Beginning on the westerly margin of Elm Hill Pike at the corner of said Lot No. 20 and Lot No. 7 as shown on the map of Metropolitan Industrial Park, Section 6, as of record in Book 3842, page 178, said Register's Office; thence with the westerly margin of Elm Hill Pike in a southwesterly direction 403.52 feet to a monument; thence north 51° 32' west 271.62 feet to a monument; thence south 79° 00' west 182.43 feet to the easterly margin of Elm Tree Drive; thence with said Drive in a northeasterly direction 590.73 feet to a concrete monument; thence south 68° 36' east 250.43 feet to a monument; thence south 21° 27' west 165.53 feet to a monument; thence south 70° 46' east 300 feet to the beginning, containing 5.92 acres, more or less.

Being the same property conveyed to Southeastern Engineering Company, now American Electric Fusion Company, Inc., by the following deeds,- two deeds from Metropolitan Industrial Park, Inc., of record in Book 4326, pages 807 and 811; deed from C. G. Glasgow, of record in Book 4327, page 25; deed from Metropolitan Industrial Park, Inc., of record in Book 4355, page 775; and deed from B. W. Taylor, et al, of record in Book 4368, page 762, all in the Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 411,409.24

Fred D. Wright
AFFIANT

Sworn to and subscribed before me this the 24th day of October, 1974.

Nancy Edwards
NOTARY PUBLIC

My commission expires:
2/1/75

This is improved property known as 1818 Elm Hill Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said interest in said real estate, with the appurtenances, estate, title and interest belonging to the said OTTO KRUSE, his heirs and assigns forever. And the said AMERICAN ELECTRIC FUSION COMPANY, INC., does warrant that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for taxes for the current year and split first mortgage deeds of trust to secure Mutual Savings Life Insurance Company the balance of $193,838.61 as of the date hereof, plus interest, on an indebtedness to it, and to secure to Republic National Life Insurance Company, of Dallas, Texas, successor to Forrest Life Insurance Company, the balance of $128,979.87, as of the date hereof, plus interest, on an indebtedness to it.

AMERICAN ELECTRIC FUSION COMPANY, INC., does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said real estate to said OTTO KRUSE, his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, AMERICAN ELECTRIC FUSION COMPANY, INC., has caused this instrument to be executed by its duly authorized officers, this the 24th day of October, 1974.

AMERICAN ELECTRIC FUSION COMPANY, INC.

By Fred D. Wright
President

ATTEST:

Edward J. Loebach
Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Mrs. Fred L. Pitt, a Notary Public of the State and County aforesaid, personally appeared FRED D. WRIGHT and EDWARD J. LOEBACH, with whom I am personally acquainted, and

who, upon oath, acknowledged themselves to be the President and Secretary, respectively, OF AMERICAN ELECTRIC FUSION COMPANY, INC., the within named bargainor, a corporation, and that they, as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by Fred D. Wright, as such President, and attested thereto by Edward J. Loebach, as such Secretary, the corporation having no seal.

WITNESS my hand and seal at office in Nashville, Tennessee, this 29th day of October, 1974.

Mrs. Fred L. Pitt
NOTARY PUBLIC

MRS. FRED L. PITT * NOTARY PUBLIC * DAVIDSON COUNTY, TENN.

My commission expires:

8-8-77

C76420

IDENTIF. REFERENCE

OCT 30 9 13 AM '74

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT 30 74	CONV	*	~~66~~ 411,409.24	
OCT 30 74 S'TAX			A* 1,069.64	
OCT 30 74 PR'FEE			A* .50	
OCT 30 74	W'DEED		A* 6.00	* 1,076.14