This instrument was prepared by
GEARHISER, CARPENTER & PETERS
Attorneys and Counsellors at Law
807 Chestnut Street
Chattanooga, Tennessee 37402

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PW

WARRANTY DEED

BOOK 4880 PAGE 612

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SMC INDUSTRIES, INC., a Tennessee corporation, hereby sells, transfers and conveys unto SOUTHERN FOUNDRY SUPPLY, INC., a Tennessee corporation, three (3) tracts of land located in Davidson County, Tennessee, and being more fully described as follows:

TRACT A:
A certain tract of land located near the corporate limits of the City of Nashville, in the Eighth (8th) Civil District of Davidson County, Tennessee more particularly bounded and described as follows:

BEGINNING at an iron stake driven in the Westerly line of the right-of-way of the Tennessee Central Railroad Company 50 feet Westerly from the center line of the said railroad company's main line, the said stake being 1090.4 feet Northwest from the center line of the paved portion of Bosley Road and 1050.15 feet from the front fence line produced of the Old Ladies Home, said distances being measured along the Westerly line of the right-of-way of the said Tennessee Central Railroad Company, the said beginning point being also directly opposite and 62.05 feet from the center line face of an old concrete smokestack, located on the property conveyed hereby; thence North 40 degrees West 1575 feet along the westerly margin of the right-of-way of said railroad company and 50 feet westerly of the center line of its main track, to an iron stake in the West line of said right-of-way; thence South 50 degrees West 249.7 feet to an old fence line and an iron stake driven therein; thence South 40 degrees East 1575 feet along the said fence line to another iron stake driven therein; thence North 50 degrees East 249.7 feet, passing through the center of the old concrete smokestack to an iron stake driven in the West line of the right-of-way of said railroad company, the same being the BEGINNING point, and containing 9.03 acres, more or less; TOGETHER with an easement or right-of-way over, across, and upon another tract or parcel of land located in the Eighth (8th) Civil District of said County, lying Southeast of and adjoining the above described tract, and more particularly described as follows:

The same being a roadway 18 feet in width, beginning with the Southern boundary line of the tract of land hereinabove described and conveyed hereby and running thence in a Southeasterly direction between parallel lines 18 feet apart along the West boundary line of the right-of-way of the Tennessee Central Railroad Company, and paralleling the same, 1090.4 feet to the margin of the Bosley Road, so as to connect said Bosley Road with the property herein conveyed to said Southern Foundry Supply, Inc. and afford a means of ingress and egress to and from the same, said roadway, easement and right-of-way being over and upon a portion of the land conveyed from Clinton

MAIL TAX BILLS TO:
Southern Foundry Supply Inc
(NAME)
P.O. Box 6216
(STREET ADDRESS OR ROUTE NUMBER)
Chattanooga, Tenn 37401
(CITY) (STATE) (ZIP)

Same
(NAME)
Same
(STREET ADDRESS)
Same
(CITY) (STATE) (ZIP)

MAP PARCEL NUMBER

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Realty Company to Shearman Concrete Pipe Company by Deed of record in Deed Book 939, page 295, in said Register's office.

And the said Southern Foundry Supply, Inc., its successors and assigns, agents, servants, employees, and licensees shall have full power, right and authority under said easement to use said roadway or right-of-way for the purpose of travelling along, upon and across the same with all kinds of vehicles and traffic, as a means of ingress and egress to the property herein conveyed only, the same rights and privileges for the use of said roadway being heretofore reserved to the said Shearman Concrete Pipe Company, its successors and assigns; also the right to cross said right-of-way with railroad tracks to serve the adjoining property of the Shearman Concrete Pipe Company.

TRACT B:
A certain tract or parcel of land lying and being in the Eighth (8th) civil District of Davidson County, Tennessee, described as follows:

BEGINNING At an iron pin located in the Westerly right of way line of the Tennessee Central Railroad Company 50 feet Westerly from the center line of the said railroad company's main line, and 1090.4 feet northwesterly from the center line of the paved portion of Bosley Road; thence with the Southerly line of Tract A, South 50 degrees West 249.7 feet to an iron pin in an old fence line; thence in a line parallel with the line of the right-of-way of the said Tennessee Central Railroad Company South 40 degrees East 30 feet to a point; thence in a line parallel with the southerly line of Tract A, North 50 degrees East 249.7 feet to a point in the Westerly right-of-way line of the aforesaid railroad company; thence with the Westerly line of the railroad company North 40 degrees West 30 feet to the point of BEGINNING.

TRACT C:
A certain tract or parcel of land lying and being in the City of Nashville, Tennessee, in the Eighth (8th) Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the Westerly line of the right-of-way of the Tennessee Central Railroad Company and 50 feet West from the center line of the main tract of said Tennessee Central Railroad Company, said point being the Northeast corner of Tract A described above and the Southeast corner of this tract, and running thence North 40 degrees West with the Westerly line of said Tennessee Central Railroad Company right-of-way 702 feet to an iron pin in the West line of said right-of-way; thence South 88 degrees West 110 feet to an iron pin, the same being the extreme Northern corner of this tract; thence South 6 degrees 58 minutes 30 seconds East 226.28 feet to an iron pin; thence south 50 degrees West 40 feet to an iron pin, at a point in line with the old fence extended North; thence South 40 degrees East 580 feet to an iron pin in an old fence line, the northwest corner of Tract A described above and the Southwest corner of this tract; thence North 50 degrees East, with the North boundary line of Tract A, 249.7 feet to the BEGINNING point, containing 3.91 acres, more or less.

Being the same property conveyed to SMC Industries by deed of record in Book 4753, at page 509, Register's Office of Davidson County, Tennessee.

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Subject to taxes now payable.

Subject to easement for trunk sanatary sewer granted City of Nashville by Tennessee Products & Chemical Corporation, of record in Book 3501, Page 444, in said Register's office.

Subject to easement or right-of-way for roadway 18 feet wide and rights of others in and to said right-of-way.

Subject to sanitary sewer easement granted to City of Nashville by instrument of record in Book 1945, Page 596, in said Register's office, granted by Knox Fertilizer Company.

TO HAVE AND TO HOLD said tracts of land described above, unto said Southern Foundry Supply, Inc., its successors and assigns, in fee simple.

SMC Industries, Inc. covenants that it is lawfully seized and possessed of said property, has full power and lawful authorities to sell and convey the same and that title thereto is clear, free and uncumbered except as hereinabove described, and that SMC Industries, Inc. will forever warrant and defend the same against all other lawful claims.

IN WITNESS WHEREOF, Southern Foundry Supply, Inc. has caused its name to be signed to these presents by its President, and attested by its Secretary, on the 9th day of January, 1975.

SMC INDUSTRIES, INC

By _____
(Julius L. Chazen) President

ATTESTED:

_____
(Sydney W. Carpenter) Secretary

STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Julius L. Chazen and Sydney W. Carpenter, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary, respectively of SMC Industries, Inc., the within named bargainor, a corporation, and that they, as such officers of said corporation, being authorized so to do, signed, sealed and delivered the foregoing instrument in my presence for the purposes therein contained as their free act and deed, by signing the name of the corporation by themselves as President and Secretary, respectively.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 9th day of January, 1975.

_____
Notary Public

My commission expires: 10/9/78

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STATE OF TENNESSEE)
)
COUNTY OF HAMILTON)

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I hereby swear or affirm the actual consideration for this transfer or the value of the property transfer, whichever is greater, as $100,000, which amount is equal to or greater than the amount which the property transferred would demand at a fair involuntary sale.

SOUTHERN FOUNDRY SUPPLY, INC.

By _____
(Julius L. Chazen) President

Subscribed and sworn to before me this 9th day of January, 1975.

Alma L. Hamrick
Notary Public

My commission expires: 10/9/78

ALMA L. HAMRICK NOTARY PUBLIC HAMILTON CO. TENN.

JAN 10 75	CONV	90,000.00			
JAN 10 75	CONV	10,000.00			
JAN 10 75	S'TAX		A*	260.00	
JAN 10 75	PR'FEE		A*	.50	
JAN 10 75	W'DEED		A*	8.00	* 268.50

TOGETHER WITH REFERENCE

JAN 10 9 33 AM '75

FILED IN THE OFFICE OF THE REGISTER
DAVIDSON COUNTY, TENN.

C 8 3 9 3 6

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