THIS INSTRUMENT WAS PREPARED BY BARKSDALE, WHALLEY, LEAVER, GILBERT & FRANK, ATTORNEYS, SEVENTH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TENNESSEE 37219.

mail to

WARRANTY DEED

BOOK 4943 PAGE 842

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. Otto Kruse (NAME)	Mr. Otto Kruse (NAME)	
6008 Hillsboro Road (STREET ADDRESS OR ROUTE NUMBER)	6008 Hillsboro Road (STREET ADDRESS)	107-1
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville Tenn (CITY) (ZONE) (STATE)	13 pw

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 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, 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, bearing interest thereon at the rate of nine (9%) percent, per annum, undersigned, SOUTHEASTERN ENGINEERING, INC., formerly 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, its 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.

Being the remaining undivided one-half (1/2) interest now owned by Southeastern Engineering, Inc., formerly American Electric Fusion Company, Inc., after the conveyance of an undivided one-half (1/2) interest to Otto Kruse of record in Book 486, page 348, in the Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $403,545.06.

Affiant

Sworn to and subscribed before me this the 1st day of August, 1975.

NOTARY PUBLIC

My commission expires: My Commission Expires Feb. 13, 1977

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 SOUTHEASTERN ENGINEERING, INC., formerly AMERICAN ELECTRIC FUSION COMPANY, INC., does warrant that it is lawfully seized and possessed of an undivided one-half (1/2) interest in said real estate in fee simple, has a good right to convey its interest, 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 and to secure to Republic National Life Insurance Company, of Dallas, Texas, successor to Forrest Life Insurance Company.

SOUTHEASTERN ENGINEERING INC., formerly 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, SOUTHEASTERN ENGINEERING, INC., has caused this instrument to be executed by its duly authorized officers, this the 1st day of August, 1975.

SOUTHEASTERN ENGINEERING, INC.

By _____
(Title) PRESIDENT

ATTEST:

Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Jean Elrod, a Notary Public of the State and County aforesaid, personally appeared Fred D. Wright and E. J. Loebach, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of SOUTHEASTERN ENGINEERING, INC., formerly 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 purposes therein contained by signing the name of the corporation by Fred D. Wright, as President, and attested thereto by E. J. Loebach, as Secretary.

WITNESS my hand and seal at office in Nashville, Tennessee, this 18th day of August, 1975.

Jean Elrod
NOTARY PUBLIC

My commission expires:

My Commission Expires Feb. 13, 1977

SEAL: JEAN ELROD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

D 12134

T

IDENTIF. REFERENCE

AUG 20 3 42 PM '75

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG20'75	CONV	*	403,545.06	
AUG20'75	S'TAX		A* 1,049.10	
AUG20'75	PR'FEE		A* .50	
AUG20'75	W'DEED		A* 6.00	* 1,055.60