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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

J. M. Hussein
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF Feb 1977.

Patti J Welch
Notary Public

MY COMMISSION EXPIRES: January 29, 1978.
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & L Tool Co. Inc. (NAME)	Same (NAME)	Map 105-2
477 Mc Mally Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 445
Nash Tenn 37214 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, WALTER G. KNESTRICK AND WIFE, ANNE H. KNESTRICK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B & L Tool Co., Inc., (a Tennessee corporation)

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 of the Subdivision of Reserved Parcel as shown on Resubdivision of Edgehill Estates, Section 69, of record in Book 4715, page 137, Register's Office for said County, described as follows:

Beginning at a point on the westerly margin of 8th Avenue South as widened said point being 217.81 feet South of the intersection of 8th Avenue South and Archer Street; thence along the westerly margin of 8th Avenue South, South 1° 53' East 162.04 feet; thence leaving said margin North 82° 5' West 126.18 feet to a point; thence north 0° 55' West 62.51 feet to a point; thence North 82° 0' West 129.64 feet to a point in the easterly margin of Alley No. 404; thence along the easterly margin of said alley North 5° 20' East 98.81 feet to a point; thence leaving said margin South 81° 51' East 242.30 feet to the point of beginning.

Being a part of the same property conveyed to Walter G. Knestrick by deed from Metropolitan Development and Housing Agency of record in Book 4709, page 238, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a Deed of Trust of record in Book 4936, page 541, said Register's Office, securing a note in the original amount of $160,000.00 to Fidelity Federal Savings & Loan Association, which indebtedness is not assumed by Grantee herein.

unimproved ( )
This is improved (X) property, known as _____
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 9th day of February, 1977

Walter G. Knestrick

Anne H. Knestrick

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Bernard Earl Valliant, a Notary Public in and for said County and State, the within named Walter G. Knestrick and wife, Annie H. Knestrick

the bargainors, 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 Nashville, Tennessee, this 9th day of February 1977

Commission expires May 13 1979

Bernard Earl Valliant
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
Walter G. Knestrick and wife,

Anne H. Knestrick

TO
B & L Tool Co., Inc.
(a Tennessee corporation)

D 8 9 7 2 3

IDENTIF. REFERENCE

FEB 16 3 28 PH '77

FELIX Z. HAILS... REGISTER
DAVIDSON COUNTY, TENN.

FEB16 77	CONV	*		210.000 00	
FEB16 77	S'TAX		B*	546.00	
FEB16 77	PR'FEE		B*	.50	
FEB16 77	W'DEED		B*	4.00	* 550.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.