BOOK 5115 PAGE 837

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

(2)

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & L Tool Co., Inc. (NAME:)	SAME (NAME:)	133-9-1, 12
477 McNally Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN ($10.00) DOLLARS and other good and valuable considerations, the receipt of which is hereby ~~XXXXXXXX~~ acknowledged,

ROBERT M. CONDRA, as owner of the land and CONDRA DEVELOPMENT COMPANY, as owner of the improvements thereon, each having full power to sell, transfer and convey their respective interest in the property,

have bargained and sold, and by these presents do transfer and convey unto the said B & L Tool Co., Inc. (a Tennessee corporation) *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A parcel of land lying in the 6th Civil District of Davidson County, Tennessee, being described according to a survey and plat by James L. Murphy, Jr., & Company.

Said parcel being further described as being Lot 43 A-B-C on the Plan of the resubdivision of Lot 43, Section 15, Allied Industrial Park, as of record in Book 4470, pages 95 and 96, Register's Office for said County.

BEGINNING at a concrete monument on the south right-of-way of McNally Drive at the northeast corner of Lot 42 of Allied Industrial Park, Section 15, as of record in Book 4470, page 40, Register's Office for said County, said monument being further described as lying north 87° 21' west 355.48 feet along said right-of-way of McNally Drive from the northwest corner of Lot No. 38 on the Plan of Allied Industrial Park, Section 10, as of record in Book 4060, page 159, said Register's Office; thence with the south margin of McNally Drive South 87° 31' east 355.48 feet to a concrete monument; thence with the west line of said Lot 38, south 2° 39' west 230.92 feet to an iron pin in the northerly margin of a 100 foot right-of-way, being the property belonging to the Louisville and Nashville Railroad Company; thence southwesterly with said northerly right-of-way line along an intercepted arch, being a part of a curve to the left, having a radius of 2914.93 feet, a delta of 1° 58' 40" and a tangent 50.31 feet, a distance of 356.58 feet to an iron pin, the southwest corner of Lot 42; thence, (continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 450,000.00

Subscribed and sworn to before me, this the 9 day of February 1977

Affiant

My commission expires: 9/3/78 (Affix Seal)

Notary Public

(continued) BOOK 5115 PAGE 838

leaving said northerly right-of-way line, north 2° 38' east 254.72 feet to the point of beginning, containing 85,015.55 square feet or 1.95 acre, more or less.

Being the same realty (land) conveyed to Robert M. Condra by deed of record in Book 4984, page 237, Register's Office for Davidson County, Tennessee, and the same improvements conveyed to Condra Development Company by deed of record in Book 4984, page 237, Register's Office for Davidson County, Tennessee.

Evelyn J. Condra, wife of Robert M. Condra, joins in this conveyance for the purpose of conveying such right and title as she may have as the wife of Robert M. Condra.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said ..... *heirs and assigns, forever.*

And we *do covenant with the said* grantee ..... *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.*, except as of record.

And we, Robert M. Condra and Condra Development Company, *do further covenant and bind* ourselves, our succssors, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* B & L Tool Co., Inc. ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 4th *day of* ~~January~~ February, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert M. Condra

Evelyn J. Condra

CONDRA DEVELOPMENT COMPANY

BY Robert M. Condra
Robert M. Condra - President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named Robert M. Condra and wife, Evelyn J. Condra,

.....

.....

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 4th day of ~~January~~ February, 1977.

Dorothy Hayes, Notary Public

Commission Expires 5-2-1979

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this .....

day of ....., 19.....

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared Robert M. Condra, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Condra Development Company, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President

Witness my hand and seal, at office in Nashville, Tennessee this 4th day of ~~December~~ February, 1977

Dorothy Hayes
Notary Public

Commission Expires 5-2-1979

WARRANTY DEED

FROM

ROBERT M. CONDRA, et ux and

TO

CONDRA DEVELOPMENT COMPANY

D 8 9 7 2 6

IDENTIF. REFERENCE

FEB 16 3 34 PM '77

FELIX A. NELSON REGISTER
DAVIDSON COUNTY, TENN.

FEB 16 77	CONV	*	@ 440.00	00
FEB 16 77	S'TAX		B* 1,144.00	
FEB 16 77	PR'FEE		B* .50	
FEB 16 77	M'DEED		B* 8.00	* 1,152.50

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208