Prepared by:

Curtis M. Lincoln
Attorney at Law
104 Cherokee Road
Hendersonville, Tennessee
Telephone: 824-3084

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $49,335.00

Affiant

Subscribed and sworn to before me, this 3rd day of June, 1977

Notary Public
My Commission Expires: 1-5-81

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Information for Metropolitan Tax Assessor: Tax Parcel No. M.6
Send Tax Notice to: Tennlite Inc.
Address: P.O. Box 340, Goodlettsville, Tenn 37072

WARRANTY DEED

For and in Consideration of the sum of Forty-nine Thousand Three Hundred Thirty-five Dollars ($49,335.00) of which Twelve Thousand Three Hundred Thirty-three Dollars and Seventy-five Cents ($12,333.75) having been paid down in cash and the remaining Thirty-seven Thousand One Dollar and Twenty-five Cents ($87,001.25) is evidenced by one promissory note of even date herewith and secured by a deed of trust.

I have bargained and sold, and by these presents do transfer and convey unto the said Tennlite, Inc., a Tennessee corporation, its successors or assigns, a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Beginning at Oak in the line of Elbert W. Maxwell, this point located North 82° 30' West - 222.25 feet of a stone in old line and a total of 1000 feet west of a stone corner on the top of the ridge. Thence North 82° 30' West - 409.7 feet to a stone, thence North 84° West 283.8 feet to a stone on top of the main ridge (old corner to J. S. Ross property, in the line of the Smiley Heirs). Thence with the top of the ridge North 28° West - 255.75 feet to a stone; thence North 73° 30' West 181.5 feet; South 69° West - 445.5 feet to a stone; thence South 81° West - 181.5 feet to a stone; thence North 26° 30' West - 364.0 feet to a stone; thence North 6° East - to a stone; thence North 10° West - 313.5 feet to a stone, corner in the Coggins Estate and the 32 acre tract conveyed to G. A. and G. C. Coggins by deed from Roy Capps, of record in Book 1434, page 3, Register's Office for said County. Thence North 7° East - 366.3 feet; North 42° East - 140.25 feet to elm; thence North 70° East - 262.35 feet; South 79° East - 245.85 feet to Oak; thence North 70° East - 293.7 feet to a stake with elm and hickory pointers; thence North 63° East 356.45 feet to double oak; South 34° East - 348.15 feet to post oak; thence South 60° East 293.7 feet to a double oak; thence North 85° East -320.1 feet, corner to Louis Jones; thence down nose of hill South 31° 30' East - 164 feet, South 21° East - 250 feet; South 48° East - 100 feet; South 28° West - 140 feet; South 14° 25' West - 240 feet crossing small hollow; South 6° 30' West - 100 feet; South 26° West - 610 feet crossing hollow and up hillside to the beginning, containing 65.78 acres by survey of Chester H. Green on April 13, 1977.

In addition thereto, Buyer agrees to immediately after possession being given to erect a 38 inch standard farm fence topped with three strands of barb-wire across the entire Eastern end of the property herein conveyed.

Further, the grantor agrees that upon completion of all use of the herein above described property by the Buyer, Tennlite, Inc., for commercial purposes, i.e. retail, mining or any other commercial or manufacturing use of the property, the Grantor agrees to grant for residential purposes only, and no other public use, a 50 foot wide easement running along the present Southern boundary of the property retained by Leslie A. Burns beginning at a point in the Southeastern corner of the herein above described 65.78 acres and running in an easterly direction along the southern boundary of Leslie A. Burns and extending North from said Southern boundary 50 feet, extending along the southern boundary of Leslie A. Burns reamining property, to Happy Valley Road.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tennlite, Inc., its successors and assigns, forever.

And we covenant with the said Tennlite, Inc. 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.

And Leslie A. Burns does further covenant and agree to warrant and forever defend the title to the said land to the said Tennlite, Inc., its successors and assigns against the lawful claim of all persons whomsoever.

Witness [illegible] hand [illegible] this [illegible] day of June, 1977.

E07269

FILED JUN 3 3 48 PM '77
REGISTER, REFERENCE
CLERK & MASTER, SUMNER COUNTY, TENN.

Leslie A. Burns

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Sumner

Personally appeared before me, undersigned, a Notary Public in and for said County and State, the within named Leslie A. Burns the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Gallatin, Tennessee this 27th day of June, 1977.

NOTARY PUBLIC - AT LARGE - TENNESSEE

Notary Public

My Commission Expires: 1-5-81

[illegible]-3[illegible]	CONV	19,335.00		
[illegible]-3[illegible]	S'TAX		3* 128.18	
[illegible]-3[illegible]	FEE		3* .50	
[illegible]-3[illegible]	REC'D		3* 4.00	* 132.68