WARRANTY DEED

BOOK 5245 PAGE 629

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CAPITOL TOOL & DIE CO., INC.	SAME	42-12
(NAME)	(NAME)	
Williams Avenue		71.1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Fifty Thousand and No/100 ($50,000.00) *Dollars,*

receipt of which is hereby acknowledged

the undersigned William R. Stinnett and wife Stella C. Stinnett, as joint tenants (hereinafter called "Grantors")

have this day bargained and sold, and do hereby transfer and convey unto the said Capitol Tool & Die Co., Inc.

its *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being a part of Lot No. 1 of the Gee Lands, as of record in Book 332, page 74, Register's Office for said County, described as follows:

BEGINNING at a point which is south 17° 55' West 300 feet from the south margin of WilliamsAvenue, being the southeast corner of the Richards property, the northeast corner of the land herein described in the west line of the lands of the American Legion, likewise being an iron pin in the east margin of a 20 foot easement for ingress and egress; thence south 17° 55' west 162.72 feet to a point; thence north 80° 59' west 270.54 feet to a point in the east line of the L. & N. Railroad right of way; thence with said right of way, north 17° 22' east 162.10 feet to an iron pin; thence south 80° 59' east 160 feet to the southwest corner of the Richards property; thence with his south line south 81°12' East 112.16 feet to the point of beginning, containing 1 acre, more or less.

Being the same property conveyed to Grantors by deed dated June 22, 1971, of record in Book 4514, page 214, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 24th day of January 1978

Affiant Thomas E. Watts Jr.

My commission expires: (Affix Seal)

Notary Public W. W. Weissenberger Atty-Reg.

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

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Capitol Tool & Die Co., Inc., its *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Capitol Tool & Die Co., Inc., its *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* sixteenth *day of* January, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William R. Stinnett Stella C. Stinnett

This instrument prepared by:
Thomas E. Watts, Jr.
Attorney at Law
1108 J. C. Bradford Building
Nashville, TN 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, SAM N. Young, *a Notary Public in and for said County and State,* William R. Stinnett and wife Stella C. Stinett

the within named bargainor S., 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 Madison, Tennessee *this* 16 *day of* JAN, *19*78.

Sam N. Young
Notary Public

Commission expires May 26, 1980

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JAN 24 78	CONV	50,000.00			
JAN 24 78	S'TAX		B*	130.00	
JAN 24 78	PR'FEE		B*	.50	
JAN 24 78	W'DEED		B*	4.00	* 134.50

WARRANTY DEED

FROM

TO

E 47245

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IDENTIF. REFERENCE

JAN 24 11 01 AM '78

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238