BOOK 5296 PAGE 296

This instrument was prepared by
BASS, BERRY & SIMS EWB
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valere P. Menefee	Same	104-8
(NAME): P.O. Box 22387	(NAME):	Par 237 & 238
(STREET ADDRESS OR ROUTE NUMBER): Nashville Tenn 37202	(STREET ADDRESS):	20
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN and NO/100----------
----------($10.00)--------*DOLLARS*
cash in hand paid by Valere P. Menefee, and other good and valuable considerations, receipt of all of which is hereby acknowledged, Caytronics Corporation,

has ~~have~~ *bargained and sold, and by these presents* does *transfer and convey unto the said* Valere P. Menefee, her *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. I:

BEING the southerly 50 feet of the westerly part of Lot No. 29 and the northerly 5 feet of the westerly part of Lot No. 36 on the Plan of O. B. Hayes' Large Lots, called "Rokeby" as of record in Book 21, page 87, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of 16th Avenue South at a point 5 feet south of the dividing line between Lots Nos. 29 and 36; said point being 275 feet north of the northerly margin of Horton, formerly Weston Avenue; thence with the easterly margin of 16th Avenue South, northwardly 55 feet to the southwest corner of the property conveyed to E. T. Lowe and wife, by deed from W. M. Leftwich, Jr. and wife, as of record in Book 348, page 217, said Register's Office; thence with said Lowe's southerly line, eastwardly 146.5 feet more or less to the westerly margin of an alley; thence with said alley southwardly 55 feet more or less to the beginning.

TRACT NO. II:

BEING part of Lot No. 29 on O. B. Hayes' Plan of Large Lots, called "Rokeby" part of said Lot No. 29 conveyed to Robert S. Kimmons and wife, by deed from W. F. Clouse and wife, as of record in Book 1169, page 218, said Register's Office; thence with said Kimmons southern boundary line easterly 146.5 feet more or less to the westerly margin of an alley; thence with the westerly margin of said alley, southwardly 115 feet 3 inches more or less to the northeast corner of that part

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 68,000.00

Subscribed and sworn to before me, this the 5th day of June, 1978

Affiant

My commission expires: 7-18-79 (Affix Seal)

Notary Public

STATE OF TENNESSEE

BOOK 5296 PAGE 583

of Lot No. 29 conveyed to Ela R. Hitt, by deed from Sarah B. Corbitt, as of record in Book 1278, page 279, said Register's Office; thence with said Hitt's northern boundary line westerly 146.5 feet more or less to the easterly margin of said 16th Avenue South; thence with same, northwardly 115 feet 3 inches more or less to the beginning.

BEING the same property conveyed to Caytronics Corporation by deed from William M. Jackson and wife, Margaret M. Jackson, of record in Book 5273, page 632, Register's Office for Davidson County, Tennessee.

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 Valere P. Menefee, her ..... *heirs and assigns, forever.*

And Grantor does *covenant with the said* Valere P. Menefee ..... *that* it is *lawfully seized and possessed of said land in fee simple,* has *a good right to convey it, and the same is unencumbered,* except 1978 taxes which have been prorated and assumed by Grantee.

And Grantor does *further covenant and bind* itself, its successors and assigns, *to warrant and forever defend the title to the said land to the said* Valere P. Menefee ..... her ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand* this 5th *day of* June, *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.*

CAYTRONICS CORPORATION

By: .....

.....

.....

.....

PAGE NO. 3

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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~~ NEW YORK
COUNTY OF ~~DAVIDSON~~ NEW YORK

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

Witness my hand and seal, at office in.....,
this 5 *day of* JUNE *, 19* 78 *.*

Notary Public

Commission Expires.....

GEORGE S. DALLAS
NOTARY PUBLIC, State of New York
No. 01DA3845005 Qualified in Westchester County
Cert. Filed in [illegible]
Commission Expires March 30, 1979

WARRANTY DEED

FROM

CAYTRONICS CORPORATION

TO

VALERE P. MENEFEE

E. 7. 0 1. 0 1.

IDENTIF. REFERENCE

JUN 8 3 24 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN-8 78 CONV 68,000.00

JUN-8 78 S'TAX B* 176.80

JUN-8 78 PR'FEE B* .50

JUN-8 78 W'DEED B* 8.00 * 185.30

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