Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5551 PAGE 489

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Chicago Pneumatic Tool Co. (NAME)	SAME (NAME)	79-12
Chicago Pneumatic Tool Co. (NAME)		
6 East 44th Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
New York, New York 10017 (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 Chicago Pneumatic Tool Company and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, EDWARD T. GOLDSTEIN, as to an individed one-half interest; and EDWARD T. GOLDSTEIN and DOROTHY S. GOLDSTEIN, Trustees, as to an undivided one-half interest
have bargained and sold, and by these presents do transfer and convey unto
the said CHICAGO PNEUMATIC TOOL COMPANY
heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:
Land in the 8th Civil District of Davidson County, described as follows to wit: Beginning at a concrete right of way marker on the south right of way of Cockrill Bend Industrial Road at Station 12 + 70.26 on said road and the beginning of a curve; thence with said curve to the right 474.17 feet to a concrete right of way marker on the West right of way of proposed Annex Avenue; said curve having a radius of 300.00 feet a chord bearing South 49 degrees 21' East and a distance of 426.32 feet, and a central angle of 90 degrees 33' 34"; thence South 4 degrees 17' East, 127.4 feet with the west right of way line of said proposed road, to a point; thence South 85 degrees 56' West 600.00 feet to a point on the East property line of R. D. Herbert and Sons; thence North 4 degrees 15' West 428.4 feet with said Herbert's line to a point on the south right of way of Cockrill Bend Industrial Road; thence with said South right of way North 85 degrees 35' Ease 301.36 feet to a point of beginning and containing 5.51 acres, more or less, as surveyed by the Engineering Section, Property Management Division, Department of Finance and Administration, State of Tennessee, on Plat No. L-476, dated May 1, 1972.

Being the same property conveyed from James R. Stadler and wife, Elizabeth B. Stadler, to Edward T. Goldstein and Alfred Shepard, by deed of record in Book 5133, page 812, Register's Office of Davidson County, Tennessee. By quitclaim deed of record in Book 5514, page 787, said Register's Office, the said Alfred Shepard conveyed his one-half undivided interest to Edward T. Goldstein and Dorothy S. Goldstein as Trustees.

This conveyance is subject to an easement for sanitary sewer of record in Book 4631, page 171, said Register's Office

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 500,000.00

Affiant

Subscribed and sworn to before me, this the 2nd day of December 19 80

Notary Public

My commission expires: 4/21/82
(Affix Seal)

unimproved ( )
This is improved ( ) property, known as 5901 Cockrill Bend Industrial Road, Nashville, Tennessee 37209
(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 CHICAGO PNEMATIC TOOL COMPANY *heirs and assigns, forever.*

And we *do covenant with the said* CHICAGO PNEUMATIC TOOL COMPANY *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 1980 taxes which are assumed by purchaser.

And we *do further covenant and bind* ourselves, our successors *heirs and representatives, to warrant and forever defend the title to the said land to the said* CHICAGO PNEUMATIC TOOL COMPANY *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 3rd *day of* January, *19*80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Edward T. Goldstein

Edward T. Goldstein

Edward T. Goldstein, Trustee

Dorothy S. Goldstein, Trustee

This instrument prepared by:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, [illegible], a Notary Public in and for said County and State, the within named EDWARD T. GOLDSTEIN, individually and as Trustee; and DOROTHY S. GOLDSTEIN, Trustee

the bargainor, 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 3rd day of January, 19 [illegible]

[illegible] Notary Public.

Commission Expires 4/21/[illegible]

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 , 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

G 23766

WARRANTY DEED

FROM

Edward T. Goldstein et al

TO

Chicago Pneumatic Tool Company

F 7081.5

IDENTIFICATION REFERENCE

JAN 4 2 49 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

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

This instrument prepared by:

BOOK 5554 PAGE 492

This instrument prepared by:

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

5551 PAGE 493

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			500[illegible].00- CO	
			1300.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 1312.50-	
			546140I/04/80 SAL .0[illegible]	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 70815

IDENTIFICATION REFERENCE

JAN 4 2 40 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 735042