Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
The Warner & Swasey Company 110 Cedar Avenue Cleveland, Ohio 44106	Same	107-1 13

This instrument prepared by: Boult, Cummings, Conners & Berry, 21st Floor, First American Center, Nashville, TN 37238

WARRANTY DEED

For and in Consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Otto Kruse (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto The Warner & Swasey Company (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Deed of Trust executed by American Electric Fusion Company, Inc., to J. Brad Reed, Trustee, of record in Book 4407, page 575, said Register's Office, dated March 3, 1970, securing Forrest Life Insurance Company an indebtedness in the amount of $170,000.00, and securing Mutual Savings Life Insurance Company an indebtedness in the amount of $235,000.00, the note securing Forrest Life Insurance Company having been assigned to Republic National Life Insurance Company by Assignment of Note and Deed of Trust of record in Book 4540, page 735, said Register's Office.

3. Restrictive Covenants of record in Book 4157, page 696; Book 4214, page 851; Book 4308, page 498, and Book 4331, page 215, Register's Office for Davidson County, Tennessee.

4. The Plan of record in Book 4300, page 12, said Register's Office, shows an Owner's Certificate, a 50 foot minimum building setback line from Elm Hill Pike, a 30 foot minimum building setback line from Elm Tree Drive; a 10 foot easement for public utility purposes along a portion of the northerly line; a Colonial Pipeline Easement, a 100 foot TVA easement, a 20 foot Sanitary Sewer Easement, and a 5 x 40 foot utility anchor easement.

5. Easements for transmission lines granted Tennessee Power Co., of record in Book 437, page 28 and page 49, Register's Office for Davidson County, Tennessee.

6. Easement for transmission line granted City of Nashville, acting by and through the Electric Power Board of the City of Nashville, by grant from George Peabody College for Teachers, of record in Book 2017, page 589, Register's Office for Davidson County, Tennessee.

7. Easement granted Colonial Pipeline Company by George Peabody College for Teachers, of record in Book 3673, page 81, Register's Office for said county.

8. Right-of-Way Easement granted Colonial Pipeline Company, 20 feet in width, of record in Book 4947, page 573, Register's Office for said county.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Ronald K. Wallstrom
Affiant

Subscribed and sworn to before me this 25 day of March, 1980.

Robert Paige Thomas
Notary Public
My commission expires: 7-18-82

This is improved property, known as 1818 Elm Hill Pike, Nashville, Tennessee.

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

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24TH day of March, 1980, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

The wife of Grantor, Ruth Z. Kruse, joins in this conveyance for the purpose of conveying to Grantee any rights, including homstead, which she may possess in said property.

OTTO KRUSE

RUTH Z. KRUSE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Robt Paige Thomas, a Notary Public in and for said County and State, the within named Otto Kruse, 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 Nashville, Tennessee, this 25th day of March, 1980.

Robt Paige Thomas
Notary Public

My Commission Expires: 7-18-82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, FRANK L. SMITH JR., a Notary Public in and for said County and State, the within named Ruth Z. Kruse, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 24th day of March, 1980.

Frank L. Smith Jr.
Notary Public

My Commission Expires: 7/18/82

BOOK 5582 PAGE 646

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 20 on the map of the revised Metropolitan Industrial Park, Sections 12 and 15, as of record in Book 4300, page 12, Register's Office for said County, described as follows according to an updated survey dated March 25, 1980, prepared by Barge, Waggoner & Sumner, Inc. for Otto Kruse.

Beginning on the westerly margin of Elm Hill Pike at the corner of said Lot No. 20 and Lot No. 7 as shown on the map of Metropolitan Industrial Park, Section 6, as of record in Book 3842, page 178, said Register's Office; thence with the westerly margin of Elm Hill Pike in a southwesterly direction 403.52 feet to a monument; thence North 51° 32' West 271.62 feet to a monument; thence South 79° 00' West 182.43 feet to the easterly margin of Elm Tree Drive; thence with said Drive in a northeasterly direction 590.73 feet to a concrete monument; thence South 68° 36' East 250.43 feet to a monument; thence South 21° 27' West 165.53 feet to a monument; thence South 70° 46' East 300 feet to the beginning; containing 5.92 acres, more or less.

Being the same property conveyed to Otto Kruse by the following deeds: Book 4864, page 348 and Book 4943, page 842, Register's Office, Davidson County, Tennessee.

F.82087

RUSH

IDENTIF. REFERENCE

MAR 25 2 42 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

03/25 2485.00- CHECK

5711

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5582 PAGE 647

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

95[illegible].00- CO
2470.00 CO TX
.50 PRFE
15.00 WDE.D
CHECK 2485.00-
9771A03/25/80 DAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F.82087

TENNESSEE TITLE ASSURANCE

MAR 25 2 43 PM '80

No. 748818