This instrument prepared by:
Brenda Franks Hale
HALE & HALE, Attorneys
312 Harpeth Bank Building
Franklin, Tennessee 37064

mail

WARRANTY DEED

FROM: Metal Products Company

BOOK 5736 PAGE 356

TO: J. Grandstaff Dale and Perry Dale, Jr.
d/b/a Dale's

Address New Owners as follows:

J. Grandstaff Dale and Perry Dale, Jr.
460 Craighead Street
Nashville, Tennessee 37204

Send Tax Bills to:

Same

Map Parcel Number: 105-15

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $160,000.00.

J. Grandstaff Dale
AFFIANT

Subscribed and sworn to before me, this the 22 day of April, 1981.

Brenda Franks Hale
NOTARY PUBLIC at Large, State of Tennessee

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 4/2/85

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Metal Products Company, a Tennessee corporation, has bargained and sold and by these presents does transfer and convey unto the said J. Grandstaff Dale and Perry Dale, Jr., d/b/a Dale's their heirs, successors, and assigns, certain tracts and parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. I:

Land in Davidson County, Tennessee, being part of Tract No. 1 on the Plan of the lands of W. W. Berry, as of record in Book 421, page 26, Register's Office for said County, described according to a survey made by Barge,

1727 24/23 428.50 CHECK

Waggoner, Sumner & Cannon, Enigneers, May 26, 1977, as follows:

BEGINNING at the northeast corner of the property conveyed to Metal Products Company by deed from James E. Malone and wife, of record in Book 1491, page 228, Register's Office for said County; thence with the said Metal Products Company's line, south 61° 34' west 200.75 feet; thence north 29° 37' east 152 feet; thence south 70° 12' east 107.78 feet to the beginning, containing 8,070 square feet or 0.18 acre, more or less.

Being the same property conveyed to Metal Products Company, a corporation, by Warranty Deed from J. B. Regen, Jr. and wife, Sara Robertson Regen, of record in Book 5168, page 623, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

Being part of Tract No. 1 on the Lands of W. W. Berry, of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, and described according to a survey made by W. W. Turner Company, Engineers, June 3, 1947, as follows:

BEGINNING at a point in the north margin of Craighead Avenue, which point is 326 feet west of the westerly margin of Bransford Avenue at an iron pin; thence north 3° 23' West 428.6 feet to an iron pin south of the bank of Browns Creek, which iron pin is a corner of the 25 foot easement for Travelway, referred to hereinafter as Tract No. 2; thence up Browns Creek, South 61° 37' West 200 feet to an iron pin; thence South 22° 37' West 223 feet to an iron pin; thence south 6° 26' West 120.8 feet to an iron pin in the north margin of Craighead Avenue, said point being 9 feet east of the easterly abutment of a bridge across Browns Creek, as measured along the north margin of Craighead Avenue; thence with the margin of said Avenue, South 84° 49' East 28 feet to a stake, and South 87° 53' East 272 feet to the point of beginning, containing 2.1 acres, more or less.

TRACT NO. III:

Being a 25 foot easement for a travelway running from the northeast corner of the above tract to Bransford Avenue, and more particularly described as follows: Beginning at an iron pin at the northeast corner of the above tract of 2.1 acres, and running thence North 40° E to the westerly margin of Bransford Ave.; thence with the margin of the same, southerly 25 feet to a point; thence South 40° W to a point in the easterly line of said 2.1 acre tract 25 feet south of the iron pin at the beginning point; thence with the easterly line of said 2.1 acre tract, North 3° 23' W 25 feet to the beginning.

Being part of the same property conveyed to Metal Products Company by Deed from James A. Malone and wife, Sara Malone, of record in Book 1491, page 228, Register's Office for Davidson County, Tennessee.

Included in the above description but specifically excluded therefrom is the following described property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee by Metal Products Company, of record in Book 4444, page 418, Register's Office for said County, as follows:

Beginning at a point in the present North margin of Craighead Street which point is 326 feet West of the westerly margin of Bransford Avenue; thence North 3° 23' W 7.87 feet along the property line between M. S. Proteat and Metal Products Company to a point in the new relocated north margin of Craighead Street; thence westerly 275.00 feet along the new relocated north margin of Craighead Street to a point; thence northerly 18.0 feet along the new relocated north margin of Craighead Street to a point; thence westerly 22.6 feet along the new relocated north margin of Craighead Street to a point; thence S 6° 25' W 27.15 feet along the property line between Metal Products Company and J. B. Reagen to a point; thence south 84° 49' E 28 feet along the present north margin of Craighead Street to a point; thence South 87° 53' E 272 feet along the present north margin of Craighead Street to the point of beginning, containing 2,970 square feet, more or less.

TO HAVE AND TO HOLD THE said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said J. Grandstaff Dale and Perry Dale, Jr., d/b/a Dale's, their heirs, successors, and assigns, forever.

And Metal Products Company does covenant with the said J. Grandstaff Dale and Perry Dale, Jr., d/b/a Dale's, 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 as follows:

1) The 1981 real property taxes have been prorated and will be paid in full by the Grantees when due.

2) Restrictions contained in instrument of record in Book 1480, page 265, Register's Office for Davidson County, Tennessee.

3) Easement for flow of Brown's Creek and a telephone line across the front of the premises.

4) Agreement, easement and restrictions set out in deed from James E. Malone and wife, to Metal Products Company of record in Book 1491, page 228, said Register's Office, dated June 3, 1947.

5) Such state of facts as an accurate survey would disclose.

6) Construction slope easement together with a 10 foot permanent easement and a 30 foot temporary construction easement conveyed to Metropolitan Government of Nashville and

Davidson County, Tennessee by Metal Products Company, of record in Book 4444, page 418, said Register's Office.

7) Subject to zoning ordinances and governmental regulations affecting such property.

And Metal Products Company does further covenant and bind itself, its heirs, successors, and representatives, to warrant and forever defend the title to the said land to the said J. Grandstaff Dale and Perry Dale, Jr., d/b/a Dale's, their heirs, successors, and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 22 day of April, 1981.

METAL PRODUCTS COMPANY

By: Wesley H. Dyer
WESLEY H. DYER, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me Brenda Franks Hale, a Notary Public of the State and County aforesaid, personally appeared Wesley H. Dyer, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Metal Products Company, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 22 day of April, 1981.

Brenda Franks Hale
NOTARY PUBLIC at Large, State of Tennessee

My commission expires: 4/2/85

IDENTIF. REFERENCE
Apr 23 11 10 AM '81
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

3.3.8.5 7.9

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5736 PAGE 360

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
			160000.00- CO	
			416.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 428.50-	
1727A04/23/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.3.8.5 7.9

T IDENTIF. REFERENCE

APR 23 11 10 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 818159