This Instrument Was Prepared By:
Claiborne K. McLemore III
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

Address of New Owner(s):
Werthan Industries, Inc.
P.O. Box 1310
Nashville, Tennessee 37202

Send Tax Bills to:
Same

Map Parcel No:
94-6-2
Field Book No.:
2DA 69032

BOOK 6059 PAGE 254

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, HERBERT M. SHAYNE, TRUSTEE (the Grantor) has this day bargained and sold and does hereby transfer and convey to WERTHAN INDUSTRIES, INC. (the Grantee), its assigns and successors, the following described tract of land in Davidson County, Tennessee, to-wit:

> Being Lot 30 on a Plat entitled "Visco Industrial Subdivision Section 5," of record in Book 4175, page 6, said Register's Office for Davidson County, Tennessee, and described more fully as follows:
>
> Beginning at a point in the south margin of Visco Drive, said point being on the center line of a drainage ditch 840 feet, more or less, long running to the Cumberland River, said point being the northeast corner of the property conveyed by Vine Street Realty Company, to Marmar Corporation by deed recorded in Book 4254, Page 962, said Register's Office, to which reference is hereby made for further indentification of the beginning point; thence north 62° 37' east, along the southerly margin of Visco Drive, 676.32 feet to a point; thence continuing in an easterly direction along the southerly margin of Visco Drive on a slight curve to the right, whose included angle is 7° 39' 50", radius 440.00', tangent 29.47', 58.85' to a point; thence south 27° 23' east 342.55' to a point; thence south 55° 04' west 641' to a point; thence continuing in a westerly direction along a slight curve to the right, whose included angle is 6° 04' 52", radius 943.55', tangent 50.00', 99.91' to a point, the same being the southeast corner of the above referred to Marmar Corporation property; thence north 27° 23' west, along the easterly margin of the Marmar Corporation property, 438.53' to the southerly margin of Visco Drive, the point of beginning, and containing 6.66 acres, more or less.
>
> Being all the property conveyed to the Grantor by deed from Clinton Realty Company, of record in Book 6067, page 688, said Register's Office.
>
> Current property taxes to be assumed by Grantee.

The above described property is conveyed expressly subject to the following:

1. Restrictive covenants of record in Book 4218, page 237, in the Register's Office for said County, insofar as they may be applicable to the property described above, except as modified by a supplemental unrecorded agreement between Clinton Realty Company and Vine Street Realty Company, a private Tennessee corporation, executed under date of August 30, 1968, in which a limited right of resubdivision was granted to Clinton Realty Company and its successors.

2. An easement, which shall, in no event, exceed 10 feet in width, or such lesser width as may be permitted by the Planning Commission of the Metropolitan Government of Nashville and Davidson County, Tennessee, contiguous to the easterly boundary line of said property for utility and drainage purposes.

3. A 10-foot easement contiguous to the westerly boundary of said property for utility and drainage purposes.

4. A 25-foot easement contiguous to the southerly boundary line of said property for a railroad spur track right-of-way and utility purposes.

5. A building set-back line along the northerly boundary of said property, not in excess of 50 feet from said boundary.

This is improved property located generally at 1105 Visco Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belong, to the said Grantee and its assigns and successors, forever.

AND, the Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as herein set out. And I, Herbert M. Shayne, Trustee, hereby assign and transfer to the said Grantee all of the covenants and warranties contained in the above mentioned deed to me as Trustee, together with the benefits thereof, and also the covenants and warranties contained in all predecessor deeds conveying said property, as fully as I, as such Trustee, am authorized and empowered so to do, and as fully as I could or should do in the premises, but not otherwise, this conveyance being executed by me in my official capacity as Trustee, only as pursuant to the power and authority on me conferred by said deed above mentioned.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 26 day of May, 1983.

Herbert M. Shayne

HERBERT M. SHAYNE, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Herbert M. Shayne, the within named 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 seal at Nashville, Tennessee, this 26th day of May, 1983.

Joan Patterson

Notary Public

My commission expires: 10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

RUSH

FELIX Z. WILSON III, REGISTER
DAVIDSON COUNTY, TN

JUN 3 2 06 PM '83

IDENTIFICATION REFERENCE

H 5. 1 9 0 8

The actual consideration or value, whichever is greater, for this transfer is $875,000.00.

Herbert M. Shayne

Affiant

Subscribed and sworn to before me, this 26 day of May, 1983.

Joan Patterson

Notary Public

My Commission Expires: 10-20-85

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6069 PAGE 256

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

675000.00- CO
2275.00 CO TX
.50 PRFEE
6.00 WDEED
CHECK 2281.50-
2426A06/03/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 1 9 0 8

IDENTIF. REFERENCE

JUN 3 2 06 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 953773