TPTBK00008 06/29/84

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (CDB)
2700 First American Center
Nashville, Tennessee 37238

TRUSTEE'S DEED

BOOK 6328 PAGE 283

Address New Owner(s) as Follows:	Send Tax Bill To :	Map-Parcel Number(s)
Temtex Products, Inc.	Temtex Products, Inc.	Map 91-16 Parcel 163
(Name)	(Name)	
4101 Charlotte Ave.	4101 Charlotte Avenue	
(Address)		
Nashville, TN 37209	Nashville, TN 37209	
(City) (State) (Zip)		

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK OF NASHVILLE, Trustee, under a trust instrument dated December 18, 1950, as amended, and entitled "Temco Savings and Retirement Trust Agreement", sometimes called Temco Hourly Employees Pension Trust ("Grantor"), has this day bargained and sold, and does hereby tranfer and convey unto TEMTEX PRODUCTS INC., a Texas corporation ("Grantee"), all right, title, and interest acquired by Grantor by deed of record in Book 4514, page 541, Register's Office of Davidson County, Tennessee in and to certain real estate in Davidson County, Tennessee, described on attached Exhibit A.

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T. IDENTIF. REFERENCE

JUN 29 2 44 PM '84

REGISTER DAVIDSON COUNTY, TN

RUSH

The above described right, title and interest was conveyed to Grantor by deed of record in Book 4514, page 541, Register's Office of said County and is conveyed subject to such limitation, restrictions, and encumbrances as may affect said property including the following matters arising through or under Grantor: 1984 taxes a lien but not yet due and payable.

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TO HAVE AND TO HOLD the aforesaid right, title and interest in said real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR further covenants and binds itself, its representatives and successors to warrant specially and forever defend the title to said right, title, and interest in said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise.

As used herein, the singular number shall include the plural.

IN WITNESS WHEREOF, Grantor executed this instrument on this 29 day of June, 1984.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE, TRUSTEE UNDER THE TEMCO SAVINGS AND RETIREMENT TRUST AGREEMENT DATED DECEMBER 18, 1950, AS AMENDED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this tranfer is $806,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of June, 1984.

Notary Public

My Commission Expires:

7-21-84

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared E. L. Trocke, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Sr. V.P. of First American National Bank the within named bargainor, a Bank, and that he as such Sr. V.P. executed the foregoing instrument for the purooses therein contained, by signing the name of the Bank by E.L. Trocke as Sr. Vice President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 29th day of June, 1984.

Barbara Shedden
Notary Public

My Commission Expires:

7-21-84

TRACT NO. 1: A certain tract or parcel of land in Nashville, Davidson County, Tennessee, bounded by Park Avenue (formerly First Avenue) on the north, 42nd Avenue North (formerly Second Avenue) on the west, Elkins Avenue on the south, and West Nashville Branch of N.C. & St.L. Railway on the east, and more particularly described as follows:

BEGINNING at the northeast corner of Elkins Avenue and 42nd Avenue North, thence with the northerly margin of Elkins Avenue eastwardly 478 feet to the western boundary of the right-of-way of the West Nashville Branch of N.C. & St.L. Railway; thence following the western boundary of said right-of-way in a northerly direction 326 feet to the southerly margin of Park Avenue; thence with the southerly margin of said Avenue westwardly 481 feet to the easterly margin of 42nd Avenue North; thence with the easterly margin of said Avenue southwardly 325 feet to the beginning, and being the same property conveyed to Tennessee Enamel Manufacturing Company (now Temco, Inc.) by the following deeds:

(1) Deed from O. M. Davis, Jr., and wife, recorded in Book No. 581, page 506, RODC, Tennessee, followed by deed of correction recorded in Book 589, page 410, RODC, Tennessee;

(2) Deed from Jeff McCarn and wife, recorded in Book 619, page 593, RODC, Tennessee;

(3) Deed from C. A. Rawls, recorded in Book 731, page 632, RODC, Tennessee;

(4) Deed from Mrs. Owen Walker, et al., Trustees, recorded in Book 770, page 291, RODC, Tennessee.

TRACT NO. 2: A lot or parcel of land in Nashville, Davidson County, Tennessee, described as follows:

BEGINNING in the southerly margin of Charlotte Avenue where the same is crossed by the west line of the right-of-way of the West Nashville Branch of the N.C. & St.L. Railway; thence westerly with the southerly margin of said Avenue 100 feet; thence at right angles southerly 325 feet to the northerly margin of Park Avenue; thence with the northerly margin of said Avenue easterly 150 feet, more or less, to the westerly line of said right-of-way northerly 325 feet, more or less, to the beginning, and being the same property conveyed to Tennessee Enamel Manufacturing Company (now Temco, Inc.) by deed from Annie L. Inman, recorded in Book 846, page 684, RODC, Tennessee.

TRACT NO. 3: A lot or parcel of land in Nashville, Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the northerly margin of Park Avenue, which pin is 143 feet east of the north-east corner of 42nd Avenue North, and Park Avenue; thence with the northerly margin of Park Avenue in an easterly direction 142 feet to an iron pin in the northerly margin of Park Avenue; thence north 150 feet to an iron pin in the southerly margin of a 25 foot alley; thence with said alley westerly 142 feet to a point in the southerly margin of said alley: thence southerly 150 feet to the point of beginning, and being the same property conveyed to Tennessee Enamel Manufacturing Company (now Temco, Inc.) by deed from James R. Owen and wife, recorded in Book 766, page 17, RODC, Tennessee.

TRACT NO. 4: A lot or parcel of land in the 5th, formerly the 12th Ward of the City of Nashville, Davidson County. described as follows:

BEGINNING on the southerly margin of Charlotte Avenue 175 feet east of the southeast corner of said Avenue and 42nd Avenue North, formerly First Street; thence with the southerly margin of Charlotte Avenue, eastwardly 109-1/2 feet to the northwest corner of the Inman property: thence with Inman's westerly line, southwardly 150 feet to the northerly margin of an alley; thence with said alley westwardly 109-1/2 feet; thence northwardly 150 feet to the beginning. Being the same property conveyed to Temco, Inc., by deed from Esther Rosenberg and husband, J. Rosenberg, recorded in Book 1816, page 635, RODC, Tennessee.

TRACT NO. 5: A lot or parcel of land in the 5th, formerly the 12th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of Park Avenue (extended east) and 42nd Avenue North, in Nashville, Tennessee, and running thence with the northerly margin of Park Avenue, (formerly First Avenue), easterly 143 feet, more or less, to a point in the northerly margin of said Park Avenue, which point is the southwesterly corner of a tract of land conveyed by James R. Owen and wife to the Tennessee Enamel Manufacturing Company (now Temco, Inc.) by deed recorded in Book 766, page 17, RODC, Tennessee; thence in a northerly direction along the westward margin of the Tennessee Enamel Manufacturing Company (now Temco, Inc.) land to a point in the southerly margin of a 25 foot alley; thence with said alley westerly 143 feet, more or less, to a point in the easterly margin of 42nd Avenue North; thence along the easterly margin of 42nd Avenue North, southerly 150 feet, more or less, to the point of beginning. Being the same property conveyed to Temco, Inc., by deed from Emma K. Owen, et al, recorded in Book 1973, page 535, RODC, Tennessee.

TRACT NO. 6: Such rights as Temco, Inc., acquired by virtue of a quit-claim deed from Warren B. Sloan to Tennessee Enamel Manufacturing Company (now Temco, Inc.) of record in Book 1298, page 151, RODC, Tennessee, to the following described property located in Nashville, Davidson County, Tennessee:

That portion of Park Avenue (formerly First Avenue) between the West Nashville Branch of the N.C. & St.L. Railway and a line parallel with and approximately 143 feet east of the easterly margin of 42nd Avenue North, (formerly First Street), as shown on the map of Charlotte Park Company's First Addition to Nashville, of record in Plan Book 57, page 103, RODC, Tennessee, being that portion of Park Avenue on both sides of which Tennessee Enamel Manufacturing Company (now Temco, Inc.) owns property.

TRACT NO. 7: Such rights as Temco, Inc., acquired by virtue of the closing of the following described portion of Park Avenue, by Original Ordinance No. 51-46 of the City Council of the City of Nashville adopted on September 5, 1951:

That portion of Park Avenue which extends eastwardly from 42nd Avenue North 143 feet to the wire fence line of Temco, Inc., and that portion of Alley No. 1199, which begins 175 feet east from the easterly margin of 42nd Avenue North and extends back to the Railroad right-of-way.

TRACT NO. 8: A lot or parcel of land in Nashville, Davidson County, Tennessee, described as follows:

BEING the southwest part of Lot No. 4 on the Map of Clifton, as of record in Book 21, page 35, RODC, Tennessee, and described according to a survey thereof made by E. L. Miller & Co., dated May 22, 1963, as follows:

BEGINNING in the southwest corner of said lot, which is the center line of 41st Avenue North; thence along the west line of the lot, and along the center line of said Avenue, North 0° 55' East 366.3 feet to an iron pin in the 40 foot right-of-way of the Railroad conveyed to Nashville Land Improvement Company by G. W. McKissack and wife, of record in Book 104, page 621, said Register's office; thence southeasterly along the southwesterly margin of said right-of-way, South 32° 25' East 405 feet to the north margin of Charlotte Pike; thence with the north margin of said Pike South 83° 30' West 225 feet to the point of beginning. Being the same property conveyed to Temco, Inc., by deed from Clarence A. McKissack, et al., recorded in Book 3572, page 479, RODC, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6328 PAGE 289

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
			806000.00- CAMT.	
			2095.60 CSTAX	
			.50 PRFEE	
			16.00 WDEED	
			CHECK 2114.10-	
9741	A	06/29/84	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

JUN 29 2 44 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0048926