SPECIAL WARRANTY DEED

60441

FROM: Kermit C. Stengel, Jr., Trustee, Grantor

TO: Anchor Wire Corporation of Tennessee, Grantee

This instrument was prepared by:
Warren W. Wild, Jr.
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
425 Church Street Goodlettsville, Tennessee 37072	Same	19-9-1 19-13-42

Field Book Numbers

GO-9941
GO-9951

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Fifty Thousand and 00/100 ($650,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 20 day of September, 1985.

Deborah A. Hughes
Notary Public

My Commission Expires: 9-18-87

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Kermit C. Stengel, Jr., Trustee, with full power to transfer and convey without joinder by any beneficiary, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said Anchor Wire Corporation of Tennessee, Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, consisting of four tracts of land located in Goodlettsville, Tennessee, in the Tenth Civil District, and being more particularly described by survey of John Kohl, dated November 29, 1971, as follows:

Beginning at a point in the easterly margin of Church Street, as extended said point being the southwesterly corner of the property conveyed to Dillard Breeding and Charles Breeding by deed of record in Book 3958, page 533, Register's Office for Davidson County, Tennessee, thence North 67 deg. 26' East along the line separating this property from the Breeding property, a distance of 311.92 feet to the easterly right-of-way line of the L & N Railroad; thence South 28 deg. 29' East with said railroad right-of-way line 229.05 feet to a point in said railroad right-of-way; thence North 67 deg. 26' East 60 feet to a point; thence South 27 deg. 29' 40" East, 270.53 feet to a point; thence in a southerly direction 85 feet, more or less, to a point in the easterly margin of the property conveyed to the Silver Realty Company, by deed from the City of Goodlettsville of record in Book 3252, page 199, said Register's Office; thence South 25 deg. 49' East 117.51 feet, more or less, to a point; thence South 75 deg. 36' West 100 feet to a point; thence North 25 deg. 49' West 202.55 feet to a point; thence South 75 deg. 37' West 276.75 feet to a point in the easterly margin of Church Street, as extended, thence North 22 deg. 34' West 440.30 feet to the point of beginning.

Being the same property conveyed to Kermit C. Stengel, Jr., Trustee, with full power by deed from Anchor Wire Corporation of Tennessee of record in Book 4562, page 991, Register's Office for Davidson County, Tennessee.

This is improved property, known as 425 Church Street, Goodlettsville, Tennessee 37072.

This conveyance is expressly made subject to the following:

1. All liens for 1985 ad valorem and property taxes which will be assumed and paid by Grantee.

2. Deed of Trust executed by Kermit C. Stengel, Jr., Trustee & Individually and wife, Suzanne Laford Stengel, to L.W. Richardson & J.M. Wiltshire, Jr., Trustees, of record in Book 4607, page 316, said Register's Office, dated June 5, 1972, to secure to Home Beneficial Life Insurance Co., an indebtedness in the amount of $290,000.00, and any other sums which may be and become payable under the terms thereof, including but not limited to principal, interest and service fee.

3. Assignment of Leases, Rents & Profits to Home Beneficial Life Insurance Co. of record in Book 4607, page 321, said Register's Office.

4. Lease Agreement between Anchor Wire Company as Lessee and Kermit C. Stengel, Jr., Trustee, as Lessor.

5. Title to that portion of the premises embraced within the bounds of the charter right-of-way of the L & N Railroad.

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, its successors and assigns, forever.

And, except as to those matters set forth above to which this conveyance is expressly made subject, Grantor does covenant and bind Grantor, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

Witness my hand this 19 day of September, 1985.

KERMIT C. STENGEL, JR., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Deborah A. Hughes, a Notary Public of said County and State, KERMIT C. STENGEL, JR., Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 19 day of September, 1985.

Deborah A. Hughes
Notary Public

My Commission Expires: 7-18-87

38161

IDENTIFICATION REFERENCE

SEP 20 10 59 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

0265W/9-17-85

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6661 PAGE 353

FOR _____

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

650000.00- CAMT.
1690.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1699.50-
8978A09/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3816 I.

IDENTIFICATION REFERENCE

SEP 20 10 59 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 174658