This Instrument Prepared By:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. BOX 2707
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Triangle Leasing	Same	118-81 47
(NAME)	(NAME)	
2311 Kline Ave.		118-81 46
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37217		BOOK 6734 PAGE 245
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 of which is hereby acknowledged,

COMFORT CONTROL, INC.
TRIANGLE LEASING, its ..... *has bargained and sold, and does hereby transfer and convey unto the said*

..... *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

Land in Davidson County, Tennessee, being Lot Nos. 312 and 313 on the Plan of Grandview Heights Subdivision of Lot "A", as of record in Book 161, Page 169, Register's Office for said County.

Said Lot No. 312 fronts 50 feet on the westerly side of Kline Avenue and extends back between parallel lines, with the northerly margin of Melrose Street, 150 feet to an alley.

Said Lot No. 313 fronts 50 feet on the westerly side of Kline Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Comfort Control, Inc. by deed from Larry Stewart, Trustee of record in Book 5646, Page 145, and by deed from James G. Roland and wife, Nora B. Roland of record in Book 5462, Page 251, said Register's Office.

Subject to such matters as contained in the Plan of record in Book 161, Page 199 of said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 12th day of December 19 85.

Affiant

My commission expires: 7-18-87
(Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as 2321 and 2323 Kline Avenue, Nashville
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

TRIANGLE LEASING, its

(successors),

XX *heirs and assigns forever. Grantor covenants that it 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 hereinabove set forth

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

TRIANGLE LEASING, its

(successors), XX heirs and assigns, against the lawful claims of all persons.

Witness my *hand this* 12th *day of* December, *19* 85, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COMFORT CONTROL, INC.

BY: Danny R Mahaney

Danny R. Mahaney
Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, John M. Manning, *a Notary Public of the State and County aforesaid, personally appeared* DANNY R. MAHANEY, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Vice-President *of the* COMFORT CONTROL, INC., *the within named bargainor, a corporation, and that* he *as such* Vice-President *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* himself *as* Vice-President

Witness my hand and seal, at office in Nashville, Tennessee, *this* 12th *day of* December, *19* 85.

Notary Public

Commission expires 7-18-87

WARRANTY DEED

FROM

COMFORT CONTROL, INC.

TO

TRIANGLE LEASING

6078

IDENTIFICATION REFERENCE

DEC 12 3 27 PM '85

FELIX P. [illegible]
DAVIDSON COUNTY, TN

Attorneys TITLE COMPANY
STAHLMAN BUILDING

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

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RECEIVED OF _____

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
			50[illegible]-00- CMIT.	
			136.00 CSTAX	
			.50 PRFE	
			6.00 WDE 9	
			CHECK	136.50-
695812/12/85			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6078

IDENTIFT REFERENCE

Dec 12 3 07 PM '85

FELIX Z WILSON II REGISTER
DAVIDSON [illegible]

No. 200952

[redacted]