THIS INSTRUMENT PREPARED BY: BUCHANAN, EDWARDS & DETRING, Attorneys at Law
177 East Main Street, Hendersonville, TN 37075

BOOK 6737 PAGE 414

WARRANTY DEED

NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
TRI-STAR TOOL, INC. 1409 Robinson Road Old Hickory, TN 37138	SAME	53-13.01

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, A & B TOOL COMPANY, hereinafter referred to as Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said TRI-STAR TOOL, INC., hereinafter referred to as Grantee, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 1 on the Revised Plan of A & B Tool Co., Subdivision of record in Plat Book 5190, page 536, Register's Office for said County, described as follows: Commencing on the northeasterly margin of Robinson Road (State Route 45) at the southerly corner of the property conveyed to the American Legion, Old Hickory Post Number 91, Inc., by deed from Nashville Industrial Corporation of record in Book 1730, page 1, Register's Office for Davidson County, Tennessee, said point being 412.6 feet, more or less, from a concrete monument at the intersection of Martingale Road and Robinson Road; thence with the southeasterly line of said American Legion property North 37 degrees 35' east 334.44 feet to a steel post in the southwesterly margin of the right-of-way of the Tennessee Central Railroad; 62.5 feet from the center line of said track; thence with said right-of-way south 42 degrees 30' east 268.87 feet to an iron pin; thence leaving said right-of-way south 42 degrees 13' west 126.01 feet to an iron pin; thence north 49 degrees 17' west 120.59 feet to an iron pin; thence south 42 degrees 13' west 174.77 feet to a concrete monument on the northeasterly margin of Robinson Road; thence with the same north 50 degrees 00' west 120.0 feet to the point of beginning, all as shown in Plat Book 5190, page 536, said Register's Office.

Being the same property conveyed to A & B Tool Company, a Tennessee corporation, by deed from Crafton A. Wilson and Edward J. Hunter by deed of record in Book 3812, page 160, Register's Office for Davidson County, Tennessee, and by quit claim deed from Stewart Stamping Corporation, a Delaware corporation, of record in Book 5023, page 369, Register's Office for said County, and being the same property conveyed to A & B Tool Company, Incorporated, by deed from Crafton A. Wilson and Edward J. Hunter of record in Book 4638, page 735, said Register's Office, and by deed from Crafton A. Wilson and wife, Mary R. Wilson and Edward J. Hunter, an unmarried person of record in Book 5821, page 621, said Register's Office.

This is improved property, known as: 1409 Robinson Road, Old Hickory, TN

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, its successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as of record. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons.

WITNESS our hand this 16TH day of DECEMBER, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

A & B TOOL COMPANY

BY: H B Anderson
Harry B. Anderson
President

6 1 7 5 3
IDENTIFICATION REFERENCE
DEC 17 9 13 AM '85
KELSEY Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN
RUSH

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, for this transfer is $ 750,000.00.

H B Anderson
AFFIANT

Subscribed and sworn to before me, this 16TH day of December, 1985.

W P L Shl
NOTARY PUBLIC

My Commission Expires: 7-24-89

STATE OF TENNESSEE)
COUNTY OF Sumner)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared HARRY B. ANDERSON, with whom I am personally acquainted, and who, upon oath, acknowledged, himself to be President of A & B TOOL COMPANY, the within named bargainor, a corporation, and that he as such 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 President.

Witness my hand and seal, at office in Hendersonville, Tennessee, this 16TH day of December, 1985.

W P L Shl
NOTARY PUBLIC

My Commission Expires: 7-24-89

WARRANTY DEED

FROM:
A & B TOOL COMPANY

TO:
TRI-STAR TOOL, INC.

LAW OFFICES OF
BUCHANAN, EDWARDS & DETRING
177 East Main Street
P. O. Box 1045
Hendersonville, TN 37075
615/822-0431

THIS INSTRUMENT PREPARED
SUBJECT TO INFORMATION
PROVIDED BY THE PARTIES

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

RECEIVED OF _____

FOR _____

BOOK 6737 PAGE 416

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

750000.00- CASH
1950.00 CSTAX
.50 PRFEE
6.00 WDCRD
CHECK 1956.50-
7233A12/17/85 B&L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 7 5 3

DEC 17 9 33 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 202189