B0418

JMTBK00005 1/16/86
THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JMT)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED BOOK 6764 PAGE 214

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
First American National Bank of Nashville First American Center Nashville, Tn. ~~37238~~ 37238.	Same.	92-4-317 3W 8180 92-4-315 3W 2230

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration more fully described below, receipt of which is hereby acknowledged, Tennessee Foundry & Machine Co. ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto First American National Bank of Nashville ("Grantee"), its heirs, successors, and assigns, that certain real property in Davidson County, State of Tennessee, described as follows (together with all fixtures and specifically including the air pollution control equipment which is appurtenant thereto):

Tract No.1:

1. Lots Nos. 7 and 8 on the Plan of Burge, Carter and Herriford's Subdivision of Lots Nos. 144 and 145 McNairy's Mansion House tract, as of record in Plan Book 1, page 47, Chancery Court at Nashville, Tennessee (said Lots Nos. 7 and 8 front 100 feet each on the southerly side of Desha Street, and run back between parallel lines along the easterly line of Sixteenth Avenue, North, formerly Park Street, 188.1 feet to an alley), excluding a strip of land lying along the northerly part of the above described tract, said excluded strip being described as follows: Beginning at a point in the intersection of the south line of Desha Street, and the east line of Sixteenth Avenue, North; and running thence in an easterly direction with said south line of Desha Street, 200 feet, more or less, to the eastern boundary of the Cassetty Oil and Grease Company's property; thence in a southerly direction along said eastern property line 5 feet, more or less, to a point which is at right angles 7 feet southerly from the center line of a Spur track; thence in a westerly direction parallel with and 7 feet southerly from said center line of Spur 200 feet, more or less, to a point in the east line of Sixteenth Avenue, North; thence in a northerly direction 14.5 feet to the beginning; and

2. Lot No. 9 on the Plan of Burge, Carter and Herriford's Subdivision of Lots Nos. 144 and 145 in McNairy's Mansion House Tract, as of record in Plan Book 1, page 47, Chancery Court for Davidson County, Tennessee (said

Lot No. 9 fronts 100 feet on the southerly side of Desha Street and runs back between parallel lines 188.1 feet to an alley).

Being the same property conveyed to Tennessee Foundry & Machine Company (being the same corporation as Tennessee Foundry and Machine Company) by deed from E.B. Bradley, et ux, of record in Book 1291, page 587, Register's Office of Davidson County, Tennessee.

Tract No. 2:

Being Lots Nos. 10, 11 and 12 on the Map of Burge, Carter and Herriford Lots as of record in Plan Book 1, page 47, Chancery Court at Nashville, being a Subdivision of Lots Nos. 144 and 145 of Judge John McNairy's Mansion House Tract.

Said Lots 10, 11 and 12 adjoin and front together 300 feet on the south side of Desha Street and run back between parallel lines, Lot 12 running back along the westerly margin of Watkins Street, 185 feet, more or less, to an alley in the rear.

Being the same property conveyed to Tennessee Foundry & Machine Company by deed from Maclin P. Davis, Jr., et ux, of record in Book 4591, page 553, Davidson County, Register's Office.

Included in the above description but hereby excluded is that portion condemned by Judgment and Final Decree Docket No. 83C-2643, Ex Rel State of Tennessee v. Tennessee Foundry and Machine Co., Feedtech International, Inc., Ames Davis, Trustee; Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 6222, page 343, described as follows:

Beginning at the point of intersection of the southerly right-of-way of I.C.G. Railroad and the westerly margin of 14th Avenue North; thence with the said westerly margin south 27 degrees 40 minutes east 121 feet more or less to a point; thence with the proposed right-of-way of proposed Tract Connector; (1) north 86 degrees 02 minutes 29 seconds west 96.99 feet to a point; (2) south 84 degrees 40 minutes 26 seconds west 141.56 feet to a point; (3) south 69 degrees 40 minutes west 134.49 feet to a point; thence with the said southerly right-of-way north 62 degrees 31 minutes east 347 feet more or less to the point of beginning and containing 15,551 square feet and being part of the property conveyed to Tennessee Foundry and Machine Company (1) by E.B. Bradley in Book 1291, page 587, (2) by Maclin Davis in Book 4591, page 553, both of record in Register's Office for Davidson County, Tennessee.

The above described real estate is conveyed subject to such limitation, restrictions, and encumbrances as may affect said property including the following matters arising through or under Grantor: Metro taxes for 1985, Tennessee Foundry & Machine Co., 92-4-317, 3W 8130, Lots 7, 8 & 9, 806 16th Ave. N., $3,310.05 UNPAID, & 92-4-315, 3W 2230, 14th Ave. N., $456.29 UNPAID.

This Deed is an absolute conveyance of title in effect and in form and is not intended as security of any kind. The consideration therefor is a $186,000 credit on the indebtedness of Grantor to Grantee. The indebtedness is evidenced by a Continuing Guaranty Agreement dated January 5, 1982 by Grantor to Grantee securing the payment of an indebtedness evidenced by a Promissory Note dated January 5, 1982 from FeedTech International, Inc. to Grantee in the amount of $450,000 [FeedTech Debt]. Grantor's Continuing Guaranty Agreement was secured by, among other things, a Deed of Trust dated January 5,

1982, executed by Grantor in favor of Grantee and recorded in Book 5838, page 224, Register's Office for Davidson County, Tennessee.

The parties further agree that this Deed is executed and delivered by Grantor in lieu of foreclosure of the above-referenced Deed of Trust. However, Grantor agrees that nothing in this Deed shall affect in any way Grantee's additional items of collateral securing the balance of the indebtedness of Grantor to Grantee.

TO HAVE AND TO HOLD the said real property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said land in fee simple subject to the matters set forth above, has good right to convey it subject to the matters set forth above, and the same is unencumbered except as set forth above. Grantor further covenants and binds itself, its heirs, representatives and successors to warrant and forever defend the title to the said real property to Grantee, its heirs, successors and assigns against the lawful claims of all persons, whomsoever except claims arising out of matters set forth above.

As used herein, the singular number shall include the plural and the masculine gender all other genders.

Witness the execution hereof by Grantor's duly authorized officer this 16th day of January, 1986.

TENNESSEE FOUNDRY & MACHINE CO.

BY: Stephen C. Ramsey
Chief Executive Officer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen C. Ramsey, 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 Chief Executive Officer of Tennessee Foundry & Machine Co., the within named bargainor, a corporation, and that he as such Chief Executive Officer executed the foregoing instrument (GENERAL WARRANTY DEED) for the purposes therein contained, by signing the name of the corporation by himself as Chief Executive Officer.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 16th day of January, 1986.

Lois Helms Bruce
Notary Public

My Commission Expires:

3-8-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property (whichever is greater) is $ 186,000.00.

Stephen C Ramsey
Affiant

Sworn to and subscribed before me this 16th day of January, 1986.

Lois Helms Bruce
Notary Public

My Commission Expires:

3-8-89

6 9 4 8 2

IDENTIFICATION REFERENCE

JAN 16 2 54 PM '86

FELIX Z. [illegible] REGISTER
DAVIDSON CO. [illegible]

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

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RECEIVED OF _____

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

186000.00- CONT.
483.60 CSTAX
.50 PRFEE
18.00 MBEED
CHECK 498.10-
6629A01/16/06 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 4 0 4 8 2

IDENTIFICATION REFERENCE

JAN 16 2 04 PM '06

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 211368