Prepared in the Offices
of Melvin L. Rowland
110 S. Liberty Street
Jackson, Tennessee

BOOK 6774 PAGE 581

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good, valuable and satisfactory considerations, the receipt of all of which is hereby acknowledged, we, the undersigned, JAMES A. PARRISH, WALTER HELMS, JR. and H. A. RICHARDSON, have this day bargained and sold and do hereby transfer and convey unto TENNESSEE BEARINGS & SUPPLY, INC., a Tennessee Corporation, that certain lot or parcel of real estate lying and being in Davidson County, Tennessee, and more particularly bounded and described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Fesslers Commercial Park, Section Two, of record in Book 5200, page 586, Register's Office for said County, described as follows:
>
> Said Lot No. 2 fronts together 174.75 feet on the northerly side of Elm Hill Pike and runs back a total of 581.97 feet on the west line and 477.63 feet on the east line, to a line in the rear on which it measures 197.79 feet.
>
> Being the same property conveyed to James A. Parrish, et al, by First Tennessee Bank, Knoxville, Tennessee, by deed dated April 17, 1984, of record in Book 6279, Page 585, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the improvements thereon and the appurtenances thereunto belonging unto the said Tennessee Bearings & Supply, Inc., its successors and assigns forever.

WE COVENANT that we are lawfully seized and possessed of said property; that we have a good and perfect right to sell and convey the same; and that it is free and unencumbered.

Party Responsible For Taxes:

Walter Helms
NAME

384 S. Royal
ADDRESS
Jackson, Tn. 38301

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 330,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 31st DAY OF January 1986
Deputy Register

MELVIN L. ROWLAND
ATTORNEY AT LAW
JACKSON, TENNESSEE

2.

WE FURTHER COVENANT and bind ourselves, our executors, administrators, heirs and representatives, to forever warrant and defend the title to said property against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this the 18 day of January, 1985.

BOOK 6774 PAGE 582

7.31107

IDENTIFICATION REFERENCE

JAN 31 2 49 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

James A. Parrish

Walter Helms, Jr.

H. A. Richardson

STATE OF TENNESSEE

COUNTY OF Madison

Personally appeared before me, Jimmy L. Rowland, a Notary Public in and for said State and County, James A. Parrish and Walter Helms, Jr., the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of January, 1985.

Jimmy L. Rowland
Notary Public

My Commission Expires: My Commission Expires July 20, 1986.

STATE OF TENNESSEE

COUNTY OF Madison

Personally appeared before me, Jimmy L. Rowland, a Notary Public in and for said State and County, H. A. Richardson, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18 day of January, 1985.

Jimmy L. Rowland
Notary Public

My Commission Expires: My Commission Expires July 20, 1986.

MELVIN L. ROWLAND
ATTORNEY AT LAW
JACKSON, TENNESSEE

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6774 PAGE 583

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

330000.00- CONT.
550.00 CSTAX
.50 PRFEE
6.00 WDSLD
CHECK 864.50-
1043A01/31/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.31107

IDENTIFICATION REFERENCE

JAN 31 2 20 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 215676

NASHVILLE BUSINESS FORMS, INC
615-255-0650