SPECIAL WARRANTY DEED

(Corporate Form) BOOK 6855 PAGE 352

This Document Prepared By:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Triangle Leasing	same	11-08-456
~~2311 Kline Ave.~~ 6331 Bresslyn Rd		6DA25110
Nashville, TN. ~~37217~~ 37205		11-08-44
		6DA25105

FOR AND IN CONSIDERATION 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., a Tennessee corporation, has bargained and sold, and does hereby transfer and convey unto the said TRIANGLE LEASING, a partnership, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 254 and 255 on the Plan of Subdivision of Lot "A", Plan of Grandview Heights, of record in Book 161, pagge 169, Register's Office for said County.

Said Lot No. 254 fronts 50 feet on the easterly side of Cruzen Avenue and runs back between parallel lines 150 feet to an alley and measures 50 feet thereon.

Said Lot No. 255 fronts 50 feet on the easterly side of Cruzen Avenue and extends back between parallel lines, with the northerly margin of Melrose Street, 150 feet to an alley.

Being the same property conveyed to Comfort Control, Inc. by deed from Larry T. Jones and wife, Paula Faye Jones, of record in Book 5660, page 957, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00.

Mike Hiatt PTNR
Affiant

Subscribed and sworn to before me, this 13th day of May, 1986.

Susan A Smith
Notary Public

Commission Expires: 1/2/90

This is unimproved/improved property, known as 2322 and 2324 Cruzen Street, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said TRIANGLE LEASING, its successors, 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, and taxes for the year 1986 which the Grantee herein assumes and agrees to pay and which have been prorated.

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 and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

WITNESS my hand this 13th day of May, 1986, 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)

Before me, Teresa A. Smith, a Notary Public of the State and County aforesaid, personally appeared DANNEY R. MAHANEY, with whom I am personally acquainted, and who, upon, oath, acknowledged himself to be Vice-President of 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 13th day of May, 1986.

Teresa A Smith
Notary Public

Commission Expires: 1/21/90

00234

IDENTIFICATION REFERENCE

MAY 13 1 09 PM '86

FELIX E. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6855 PAGE 355

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

45000.00- CONT.
117.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 126.50-
3434A05/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00284

IDENTIFICATION REFERENCE

MAY 13 1 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 247276