Recs Box 39

BOOK 6904 PAGE 684

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Eastern Electric Apparatus Repair Company, Inc. 1299 Northside Drive Atlanta, GA 30302	Eastern Electric Apparatus Repair Company, Inc. 1299 Northside Drive Atlanta, GA 30302	106-2-60 20A64235
This instrument prepared by: David H. Posy, Esq. Westinghouse Building Pittsburgh, PA 15222		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred Fifteen Thousand DOLLARS ($215,595.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Westinghouse Electric Corporation, a Pennsylvania Corporation (the "GRANTOR") has bargained and sold, and by these presents does transfer and convey unto the said Eastern Electric Apparatus Repair Company Inc., a Georgia Corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth on exhibit B, attached hereto and incorporated herein by this reference.

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY
The actual consideration or value, whichever is greater, for this transfer is $215,595.00.

Lisa G. Demarkii, as agent
Affiant

Subscribed and sworn to before me this 27th day of June, 1986.

Cheryl M. Hays
Notary Public
My Commission Expires:

CHERYL M. HAYS, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES APRIL 16, 1990
Member, Pennsylvania Association of Notaries

SEC 16181

IDENTIFICATION REFERENCE

JUL 1 12 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is improved property, known as 932 Twin Elm Court, Nashville, Tenn.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 27th day of June, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

ATTESTS

By _____
Assistant Secretary
John J. Neely

1872

WESTINGHOUSE ELECTRIC CORPORATION

By _____
VICE PRESIDENT - J. J. Sherman

STATE OF PENNSYLVANIA

COUNTY OF ALLEGHENY

BOOK 6904 PAGE 686

Before me, CHERYL M. HAYS, a Notary Public of the State and County aforesaid, personally appeared J. J. Sherman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Westinghouse Electric Corporation, the within named bargainor, a corporation, and that he as such Vice President 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 PITTSBURGH, PA, this 27th day of JUNE, 1986.

Cheryl M. Hays

Notary Public

My Commission Expires:

CHERYL M. HAYS, NOTARY PUBLIC
PITTSBURGH, ALLEGHENY COUNTY
MY COMMISSION EXPIRES APRIL 16, 1
Member, Pennsylvania Association of No

Exhibit A

to deed dated June 27, 1986 between Westinghouse Electric Corporation, Grantor and Eastern Electric Apparatus Repair Company, Inc.

Land in Davidson County, Tennessee, being Lot No. 1 of Elm Hill Business Center, Section Sixteen, of record in Book 5190, page 662, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

Beginning with a concrete monument located on the westerly right of way margin of Twin Elms Court and the northeast corner of Lot 2 and the southeast corner of Lot 1 of Elm Hill Business Center, Section Sixteen, of record in Book 5190, page 662, Register's Office for Davidson County, Tennessee; thence with a curve to the right having a radius of 60 feet and a length of 116.56 feet to an iron pin; thence N 5° 32' 19" E 193.43 feet to an iron pin; thence N 57° 41' W 220.00 feet to a concrete monument; thence S 11° 43' W 360.38 feet to a point; thence S 79° 20' 54" E 179.89 feet to the point of beginning, containing 1.511 acres, more or less.

Being the same property conveyed to Westinghouse Electric Corporation by deeds of record in Book 5589, page 137; Book 5943, page 659; and Book 5943, page 662, Register's Office for Davidson County, Tennessee.

Exhibit B

to deed dated June 27, 1986 between Westinghouse Electric Corporation, Grantor and Eastern Electric Apparatus Repair Company, Inc.

That deed is subject to the following:

1. Restrictive covenants contained in an instrument of record in Book 5203, page 257, Register's Office for Davidson County, Tennessee.

2. By-Laws of Elm Hill Business Center Property Owner's Association, Inc., of record in Book 5203, page 261, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 6904 PAGE 689

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
			215595.00- CAMT.	
			560.56 CSTAX	
			.50 PRFE	
			15.00 MDE D	
			CHECK	576.06-
2200AC7/01/86			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16.18 I.

IDENTIFICATION REFERENCE

JUL 1 12 29 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265637