Box 37
SLW

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Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Welton Investments P.O. Box 90907 Nashville, TN 37209-0907	SAME Mortgagee: None	Map 79 Parcel 12 8DA 10805
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Hennessey Industries, Inc., a Delaware corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Welton Investments, a general partnership composed of John B. Jewell, III, James W. Jewell and Andrew Crichton (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 the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Affiant

Subscribed and sworn to before me this 4th day of August, 1986.

Notary Public
My Commission Expires: 10/29/88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

28049

IDENTIFICATION REFERENCE

AUG 4 3 41 PM '86

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

2. Easement for sanitary sewer as shown of record in Book 4631, page 175, Register's Office for Davidson County, Tennessee.

3. A 20-foot permanent santiary sewer easement and a 10-foot temporary construction easement east and adjacent to said permanent easement in favor of the Metropolitan Government of Nashville and Davidson County, of record in Book 6255, page 286, said Register's Office.

This is improved property situated in Cockrill Bend Industrial Park, Nashville, Tennessee.

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 successor's and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of August, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HENNESSEY INDUSTRIES, INC.,
a Delaware corproation

By: Joseph W. Bloodworth

Title: President

Rx 37

STATE OF Tennessee
COUNTY OF Davidson

Before me, Connie L. Crocker, a Notary Public of the State and County aforesaid, personally appeared Joseph W. Bloodworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Hennessey Industries, Inc., the within named bargainor, a Delaware corporation, and that he as such President, 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 LaVergne, Tennessee, this 1st day of August, 1986.

Connie L. Crocker
Notary Public

My Commission Expires: 5/5/90

Exhibit A

Land in the 8th Civil District of Davidson County, Tennessee, described as follows, to wit:

Beginning at a concrete right-of-way marker on the south right-of-way of Cockrill Bend Industrial Road and Station 12 + 70.26 on said road and the beginning of a curve; thence with said curve to the right 474.17 feet to a concrete right-of-way marker on the west right-of-way of proposed Annex Avenue; said curve having a radius of 300.00 feet a chord bearing South 49 degrees 21' East and a distance of 426.32 feet, and a central angle of 90 degrees 33' 34"; thence South 4 degrees 17' East, 127.4 feet with the west right-of-way line of said proposed road, to a point; thence South 85 degrees 56' West 600.00 feet to a point on the East property line of R.D. Herbert and Sons; thence North 4 degrees 15' West 428.4 feet with said Herbert's line to a point on the south right-of-way of Cockrill Bend Industrial Road; thence with said South right-of-way North 85 degrees 35' East 301.36 feet to a point of beginning and containing 5.51 acres, more or less, as surveyed by the Engineering Section, Property Management Division, Department of Finance and Administration, State of Tennessee, on Plat No. L-476, dated May 1, 1972.

Being the same property conveyed to Hennessy Industries, Inc., a Delaware Corporation by deed from Chicago Pneumatic Tool Company of record in Book 5839, page 777, Register's Office for Davidson County, Tennessee.

Rm 37

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

RECEIVED OF _____

FOR _____

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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

70000.00- CAPT.
1960.00 CSTAX
.50 PRFEE
12.00 MOR D
CHECK 1972.50-
5980ACB/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28049

IDENTIFICATION REFERENCE

AUG 4 3 41 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 279175