SPECIAL WARRANTY DEED

(Corporate Form)

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

ADDRESS OF NEW OWNER:	MORTGAGEE:	MAP/PARCEL NO.
Robert J. Taylor Berry's Chapel Road Franklin, TN. 37064	None	107-90

SEND TAX BILLS TO: OWNER

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 AMERICAN BATTERY COMPANY (also known as American Battery Company, Inc.), a Tennessee corporation, does hereby transfer and convey, unto the said ROBERT J. TAYLOR, his heirs, successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being lot No. 19 on the Plan of Metropolitan Industrial Park, Phase II, Section Sixteen, as of record in Book 5190, page 550, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the southerly margin of Elm Hill Pike at the easterly return of Air Lane Drive; thence, with said southerly margin along a curve to the left, having a central angle of 09 degrees 10 minutes, 13 seconds and a radius of 994.93 feet, a distance of 159.24 feet to a point; thence, with the western boundary of Section 5, Metropolitan Industrial Park, Phase II, as of record in Book 5190, Page 175, said Register's Office, south 54 degrees 52 minutes 46 seconds east, 248.55 feet to a point; thence, north 32 degrees 22 minutes 01 second east, 105.90 feet to a point; thence, with the westerly boundary of Metropolitan Industrial Park, Phase II, as of record in Book 5190, Page 348, said Register's Office, south 27 degrees 38 minutes east, 347.98 feet to a point in the northerly margin of Air Lane Drive; thence, with said northerly margin of Air Lane Drive along a curve to the right, having a central angle of 66 degrees 44 minutes 59 seconds and a radius of 470.00 feet, a distance of 547.56 feet to a point; thence, north 38 degrees 36 minutes 05 seconds west, 66.25 feet to a point; thence, with a curve to the right having a central angle of 86 degrees 24 minutes 04 seconds and a radius of 25.00 feet, a distance of 37.70 feet to the point of beginning, containing 112,563 square feet or 2.58 acres, more or less.

Subject to restrictions of record in Book 4205, Page 437, in Book 4214, Page 851, and in Book 4801, Page 240, Register's Office for Davidson County, Tennessee. Said restrictions are hereby imposed on the above property. Subject, also, to a water line easement of record in Book 5202, page 243, said Register's Office and public utility and drainage easements as shown on the Plan of record in Book 5190, Page 550, said Register's Office.

Being the same property conveyed to American Battery Company, Inc. by deed from Metropolitan Industrial Park, Inc. of record in Book 5772, page 339, 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 $ 119,329.24 .

Robert J. Taylor
Affiant

Subscribed and sworn to before me, this 30th day of December, 1986.

Teresa C. Smith
Notary Public

Commission Expires: 1/21/90

This is unimproved/improved property, known as Air Lane Drive, Nashville, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his heirs, 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.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

WITNESS my hand this 31st day of December, 1986, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

AMERICAN BATTERY COMPANY

By: _____
Bassell Taylor
President

State of Tennessee, County of Williamson

Before me, Annie D Smith of the state and county aforesaid, personally appeared BASSELL TAYLOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be president of AMERICAN BATTERY COMPANY, the within named bargainor, a corporation, and that she as such president, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as president.

Witness my hand and seal, at office in Franklin, Tenn, this 31st day of December, 1986.

Annie D Smith
Notary Public

My Commission Expires:
13-87

STATE OF TENNESSEE NOTARY PUBLIC

81484

IDENTIFICATION REFERENCE

JAN 8 11 04 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECEIVED

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

RECEIVED OF _____

FOR _____

BOOK 7100 PAGE 537

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

19329.64- CAMT.
334.04 COTAX
.50 PRFEE
9.00 MRTG
CHECK 343.54-
01/08/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

81484

IDENTIFICATION REFERENCE

JAN 8 11 04 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No32252