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	107-1-22

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 One on the Plan of Airways Park, Section I, a plan of which is of record in Book 4715, page 134, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a monument in the southerly margin of Elm Hill Pike, said monument being in the westerly margin of a 100 foot Tennessee Valley Authority easement; thence with said easement, South 70° 46' East, 425.00 feet to a point; thence South 53° 09' 05" West, 390.60 feet to a point; thence North 29° 12' West, 164.49 feet to a point; thence North 62° 38' 54" West, 99.68 feet to a point in the southerly margin of Elm Hill Pike; thence with said margin, along a curve to the left having a central angle of 6° 44' 49", a radius of 994.93 feet, 117.16 feet to a point; thence continuing with said margin North 21° 27' East, 84.45 feet to the point of beginning, containing 2.00 acres, more or less.

Subject to restrictive covenants of record in Book 4842, page 24, Register's Office for Davidson County, Tennessee; sewer easements of record in Book 4606, page 289, and in Book 4597, page 503, Register's Office for Davidson County, Tennessee, and setback lines and easements as shown on plan of record in Book 4715, page 134, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to American Battery Company by deed from Bassel E. Taylor, a single person, of record in Book 5265, page 252, 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 $ 48,294.75 .

Robert J Taylor
Affiant

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

Susan C Smith
Notary Public

Commission Expires: 1/21/90

This is unimproved/improved property, known as Elm Hill Pike, 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:
5-13-89

STATE OF TENNESSEE ANNIE D. SMITH NOTARY PUBLIC AT LARGE

81693

IDENTIFICATION REFERENCE

JAN 8 2 31 PM '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 7101 PAGE 92

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

40094.75- CAMT
135.24 STAM
.50 PRFE
2.00 MISC
CHECK 14[illegible]74-
0002A01/03/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 1 6 9 3

IDENTIFICATION REFERENCE

JAN 8 2 31 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 32470