This Instrument Prepared By:

Darrell L. West
303 Church Street, Suite 102
Nashville, Tennessee 37201

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WARRANTY DEED

Name & Address of Owner(s):	Send Tax Bills to:	Tax Map & Parcel:
I. C. Waddey, Jr. 2nd Floor, 500 Church Street Nashville, Tennessee 37219	Same	Map 105-8 Parcels 185, 206, 207 208, 210, 211, 249, 250, 251, 252, 253, 258, 259, and 260

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid to Hester Battery Manufacturing Company, a Tennessee corporation ("Grantor"), the receipt of which is hereby acknowledged by Grantor, and other good and valuable consideration, Grantor has this day bargained and sold and does hereby transfer and convey unto I. C. Waddey, Jr., unmarried ("Grantee"), his heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

TRACT I:

Being Lot No. 40 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being generally located north of Culvert Street and west of Lester Avenue and being all of Parcel 185 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the north margin of Mill Street 100 feet east of the east margin of Geyser Street, thence

1. N5°00'07"E, 125.00 feet to a point on the south margin of a 10 foot unimproved alley, thence

2. S85°19'31"E, a distance of 50.00 feet with the south margin of said alley to a point, thence

3. S5°00'07"W, a distance of 125.00 feet to a point on the north margin of Mill Street, thence

4. N85°19'31"W, a distance of 50.00 feet with the north margin of Mill Street to the point of beginning and containing 6,250 square feet.

Being the same property conveyed to Hester Battery Company by deed from Alice Holden, a widow, of record in Book 2882, Page 449, said Register's Office.

TRACT II:

Being Lot Nos. 55, 56 and 57 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being generally located south of Mill Street and east of Geyser Street and being all of

Parcels 206, 207 and 208 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the south margin of Mill Street (unimproved) 96.68 feet east of the east margin of Geyser Street, thence

1. S85°19'31"E, a distance of 145.02 feet with the south margin of Mill Street to a point; thence

2. S5°00'07"W, a distance of 125.00 feet to a point on the north margin of a 10-foot unimproved alley, thence

3. N85°19'31"W, a distance of 145.02 feet with the north margin of said alley to a point, thence

4. N5°00'07"E, a distance of 125.00 feet to the point of beginning and containing 18,127 sq. ft., more or less.

Being the same property conveyed to Hester Battery Company by deed from Elnora Brown Carr (Lot 55) of record in Book 2864, page 575, and by deed from Oscar Crawford and wife, Julia Peebles Crawford (Lots 56 and 57) of record in Book 2864, page 72, said Register's Office.

TRACT III:

Being a part of Lot No. 58 and all of Lot 59 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being generally located north of Culvert Street and east of Geyser Street and being all of Parcels 210 and 211 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the east margin of Geyser Street at the intersection of Mill Street (undeveloped), thence

1. S85°19'31"E, a distance of 85.08 feet with the south margin of Mill Street to a point, thence

2. S5°00'07"W, a distance of 125.00 feet to a point on the north margin of a 10 foot undeveloped alley, thence

3. N85°19'31"W, a distance of 85.08 feet with the north margin of said alley, to a point on the east margin of Geyser Street, thence

4. N5°00'07"E, a distance of 125.00 feet with the east margin of Geyser Street to the ponit of beginning and containing 10,635 square feet.

Being the same property conveyed to Hester Battery Company by deed from Alice Eldridge, a widow, of record in Book 2864, page 71, and by deed form Edgar Turrentine and wife, Willomina Turrentine, of record in Book 2864, page 73, said Register's Office.

TRACT IV:

Being Lot Nos. 60, 61, 62 and 63 on the Map of Guilford Dudley's Addition to Nashville, of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee being generally located north of Culvert Street and east of Geyser Street and being all of Parcels 249, 250, 251, 252, and 253 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the north margin of Culvert Street at the intersection of the east margin of Geyser Street, thence

1. N5°00'07"E, a distance of 75.00 feet with the east margin of Geyser Street to a point on the south margin of a 10 foot undeveloped alley, thence

2. S85°19'31"E, a distance of 194.18 feet with the south margin of said alley to a point, thence

3. S5°00'07"W, a distance of 92.91 feet to a point on the north margin of Culvert Street, thence

4. N80°03'15"W, a distance of 194.90 feet with the north margin of Culvert Street to the point of beginning and containing 16,303 square feet.

Being the same property conveyed to Hester Battery Company by deed from Timothy O. Martin and Thelma Lawson, of record in Book 3534, page 341, and to Hester Battery and Manufacturing Co. by deed form Charles R. Benson, Sr., Executor of the Estate of Martha Campbell Fields, of record in Book 4722, page 392, said Register's Office.

TRACT V:

Being Lots 69 and 70, and part of Lot 68 on the Map of Guilford Dudley's Addition to Nashville of record in Book 332, page 73, Register's Office for Davidson County, Tennessee, described as follows according to a survey made by Ragan-Smith-Murphy & Associates, Inc. dated November 11, 1986:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being generally located north of Culvert Street and west of Lester Avenue and being all of Parcels 258, 259 and 260 on Davidson County Property Map 105-8 and being more fully described as follows:

Beginning at a point on the north margin of Culvert Street 166.0 feet west of the west margin of Lester Avenue, thence

1. N80°03'15"W, a distance of 143.36 feet with the north margin of Culvert Street to a point, thence

2. N5°00'07"E, a distance of 111.71 feet to a point on the south margin of a 10 foot undeveloped alley, thence

3. S85°19'31"E, a distance of 140.78 feet with the south margin of said alley to a point at the easterly terminus of said alley, thence

4. S4°03'46"W, a distance of 124.88 feet to the point of beginning and containing 16,767 square feet.

Being the same property conveyed to Hester Battery Company by deed from Margaret Williams Bell of record in Book 4577, page 552, said Register's Office.

The grantor herein was misnamed in the deeds of record in Book 2882, page 449, Book 2864, page 575, Book 2864, page 72, Book 2864, page 71, Book 2864, page 73, Book 3534, page 341, Book 4722, page 392, and Book 4577, page 552, said grantor having heretofore done business under the trade names Hester Battery Company, Hester Battery Co., and Hester Battery and Manufacturing Co. All of such named grantees are one and the same entity as Hester Battery Manufacturing company, the corporate grantor herein.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereunto belonging, to the said Grantee, his heirs and assigns, in fee simple forever. Grantor covenants that it is lawfully seized and possessed of said real property in fee simple and has a good right to convey it, and that the said property is unencumbered, except for 1987 property taxes which have been prorated between Grantor and Grantee.

Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said real property to said Grantee, his heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer this 15 day of January, 1987.

HESTER BATTERY MANUFACTURING COMPANY

By: Marvin W. Logan Jr.

Title: Chairman Board

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Darrell C. Holt, a Notary Public of the state and county aforesaid, personally appeared Marvin W. Logan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chairman of the Board of Hester Battery Manufacturing Company, the within named bargainor, a corporation, and that he as such Chairman of Board executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Chairman of Board.

Witness my hand and seal at office, this 15 day of January, 1987.

Darrell C. Holt
Notary Public

My Commission Expires:
1-19-88

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IDENTIFICATION REFERENCE

JAN 16 9 44 AM '87
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

PAID

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 68082.00.

Affiant

Subscribed and sworn to before me,
this 15th day of January, 1987.

Darrell C. Holt
Notary Public
My Commission Expires:
1/19/88

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

600[illegible].00- CAPT.
[illegible].63 CSTAX
.50 PRFEE
[illegible].50 MDC D
CHECK 203.[illegible]-
[illegible]/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84559

IDENTIFICATION REFERENCE

JAN 16 9 44 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35696