LOX 36

BOOK 7227 PAGE 535

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Mike Bix Orman V.P. Bix Mfg Co.
Affiant

Subscribed and sworn to before me, this 22nd day of April 1987.

Notary Public

My Commission expires: 3/11/90

This Instrument prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Nashville, Tennessee 37219

Mortgagee:

None

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Bix Manufacturing Company, Inc., a Tennessee corporation 1116 Fowler Street Old Hickory, TN 37138	(Owner)	53-2 79 pw

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **XENON, INC.**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BIX MANUFACTURING COMPANY, INC.**, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See attached Exhibit A for complete legal description.

This conveyance is made subject to any easements and other matters of record.

This is unimproved property.

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, its successors and assigns, forever; and its does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, 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 whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 27th day of April, 1987.

XENON, INC.,
a Tennessee corporation

By: _____
Kenneth L. Verble, President

By: _____
Alan Berry, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Kenneth L. Verble, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Xenon, Inc., the within-named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Kenneth L. Verble as such President.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 1987.

_____
Notary Public

My Commission Expires: 3/11/90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alan Berry, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Secretary of Xenon, Inc., the within-named bargainor, a corporation, and that he as such Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Alan Berry as such Secretary.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of April, 1987.

_____
Notary Public

My Commission Expires: 3/11/87

22947

IDENTIFICATION REFERENCE

MAY 6 12 34 PM '87

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

PROPERTY DESCRIPTION
TAX MAP 93-2
PARCELS 79
MARCH 17, 1986

BEING THE FORMER RAILROAD SPUR RIGHT-OF-WAY SERVING XENON, INC AND BEING BOUNDED ON THE NORTH BY LOTS 113 AND 114, SECTION ONE, ROLLING GREEN SUBDIVISION OF RECORD IN BOOK 1424, PAGE 75; ON THE EAST BY FOWLER STREET; ON THE SOUTH BY LOT 389, SECTION 2, ROLLING GREEN SUBDIVISION OF RECORD IN BOOK 1835, PAGE 29; ON THE WEST BY SEABOARD SYSTEM RAILROAD (FORMERLY LOUISVILLE AND NASHVILLE RAILROAD) AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PERFORMED BY MORROW & ASSOCIATES, INC. AND DATED MARCH 7, 1986:

BEGINNING AT A CONCRETE MONUMENT IN THE WEST RIGHT-OF-WAY LINE OF FOWLER STREET, SAID MONUMENT BEING THE NORTHEAST CORNER OF LOT 389, SECTION 2, ROLLING GREEN SUBDIVISION;

THENCE WITH LOT 389, ON A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 448.36 FEET, THE CENTRAL ANGLE OF WHICH IS 37 DEG 31 MIN 07 SEC, THE CHORD OF WHICH IS NORTH 89 DEG 06 MIN 20 SEC WEST, 283.19 FEET, ALONG THE CURVE DISTANCE OF 288.32 FEET TO A POINT, A CORNER COMMON WITH LOT 389 IN THE EAST RIGHT-OF-WAY LINE OF SEABOARD SYSTEM RAILROAD;

THENCE WITH THE EAST RIGHT-OF-WAY LINE OF SEABOARD SYSTEM RAILROAD ON A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 1362.78 FEET, THE CENTRAL ANGLE OF WHICH IS 04 DEG 21 MIN 25 SEC, THE CHORD OF WHICH IS NORTH 34 DEG 43 MIN 36 SEC WEST, 103.60 FEET, ALONG THE CURVE DISTANCE OF 103.62 FEET TO A POINT, A CORNER IN THE WEST LINE OF LOT 113, SECTION ONE, ROLLING GREEN SUBDIVISION AND IN THE EAST RIGHT-OF-WAY LINE OF SEABOARD SYSTEM RAILROAD;

THENCE WITH LOT 113 AND PASSING A COMMON CORNER OF LOTS 113 AND 114 ON A CURVE TO THE LEFT, THE RADIUS OF WHICH 412.88 FEET, THE CENTRAL ANGLE OF WHICH IS 44 DEG 48 MIN 17 SEC, THE CHORD OF WHICH IS SOUTH 81 DEG 56 MIN 39 SEC EAST, 314.84 FEET, ALONG THE CURVE DISTANCE OF 322.18 FEET TO A POINT, A CORNER COMMON WITH LOT 114 IN THE WEST RIGHT-OF-WAY LINE OF FOWLER STREET;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF FOWLER STREET, SOUTH 34 DEG 32 MIN 27 SEC EAST, 55.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,247 SQUARE FEET, (0.37 ACRES, MORE OR LESS).

Being part of the property conveyed to Xenon, Inc. by Warranty Deed of record at Book 4625, Page 81, Register's Office for Davidson County, Tennessee.

SUBJECT TO THE FOLLOWING AS APPLICABLE:

1. Metropolitan and state taxes for 1987, a lien not yet due and payable.
2. Rights of the Tenn. Central R.R. or its successors in interest in and to the use of a spur track and right of way for said spur track.
3. Agreements affecting the premises, if any, contained in Deed of record at Book 1578, page 555, said Register's office.
4. Easements and improvements upon the premises as shown on the recorded plan in Book 1424, page 26, said Register's office and on the above described survey.
5. All other easements and matters of record, if any.

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

RECEIVED OF _____

FOR _____

BOOK 7227 PAGE 538

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

15000.00- CAMT.
42.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 51.50-
3803A05/06/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22947

IDENTIFICATION REFERENCE

MAY 6 12 34 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 78422