This Instrument Prepared by:

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

BOOK 7260 PAGE 520

WARRANTY DEED

Name & Address of Owner(s):	Send Tax Bills to:	Tax Map & Parcel:
Marvin E. Clements 2200 Abbott Martin Road Nashville, Tennessee 37215	Same	Map 105-8 Parcels 248 and 220

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 Marvin E. Clements ("Grantee"), his heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

TRACT I:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows according to a survey dated May 14, 1987 by Ragan-Smith-Murphy & Associates, Inc.:

Beginning at an iron pin set at the intersection of the south right-of-way line of Culvert Street (50' R.O.W.) and the west right-of-way line of Louisville and Nashville Railroad (50' R.O.W.); thence,

1. With the west right-of-way line of Louisville and Nashville Railroad S 11°18'37" W a distance of 228.40 feet to an iron pin set; thence,

2. With the north right-of-way line of Seaboard Systems Railroad N 51°05'43" W a distance of 471.59 feet to an iron pin set at the intersection of said railroad right-of-way line and the south right-of-way line of Culvert Street; thence,

3. With the south right-of-way line of Culvert Street S 80°03'15"E a distance of 418.06 feet to the point of beginning and containing 47,729 square feet or 1.096 acres more or less.

Being the same property conveyed to the Grantor by deed from Henry Manley and wife, Hattie May Manley, of record in Book 2150, page 202, Register's Office for Davidson County, Tennessee.

TRACT II:

Being Lot No. 2 on the Plan of the Re-Subdivision of Parts of Lots 3, 4, 15 and 16 in Lumsden's Third Addition, of record in Book 674, page 178, Register's Office for Davidson County, Tennessee. Said Lot No. 2 fronts 20 feet on the westerly side of Creek Street (formerly Partee Street) and runs back between parallel lines with the southerly margin of an alley 100 feet to a dead line, and is the northerly part of Lots 15 and 16 of the original plan of Lumsden's Third Addition, of record in Book 57, page 106, said Register's Office.

Being the same property conveyed to the Grantor by deed from Mary Walker, of record in Book 3071, page 509, said Register's Office.

The Grantor was herein was misnamed in the deeds of record in Book 2150, page 202, and Book 3071, page 509, said Grantor having heretofore done business under the trade names Hester Battery Company and Hester Battery Manufacturing Company, Inc. 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 31 day of May, 1987.

HESTER BATTERY MANUFACTURING COMPANY

By: Marvin W. Ryan Sr

Title: Chairman of Board

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, The UNDERSIGNED, a Notary Public of the state and county aforesaid, personally appeared MARVIN W RYAN SR, 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 Hester Battery Manufacturing Company, the within named bargainor, a corporation, and that he as such CHAIRMAN executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as CHAIRMAN.

Witness my hand and seal at office, this 31 day of May, 1987.

George H Duchos
Notary Public
My Commission Expires:
9-24-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $45,995.??

Affiant

Subscribed and sworn to before me,
this 1st day of May, 1987.

Notary Public
My Commission Expires:
MY COMMISSION EXPIRES 1-19-88

IDENTIFICATION REFERENCE

JUN 5 2 36 PM '87
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

33614

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
			45998.91-	CAMI.
			128.80	CSTAX
			.50	PRFE
			6.00	WDE
				CHECK 135.30-
6016A06/05/87				BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3361 4.

IDENTIFICATION REFERENCE

JUN 5 2 37 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 90383