File 17

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

796: 11/28 0101 93CHECK 294.10

WARRANTY DEED BOOK 7992 PAGE 725

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Alden B. Ward P.O. Box 63 Goodlettsville, TN 37072	Same	Map 44-14 Parcel 68

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

Bix Manufacturing Company, Inc., a Tennessee corporation,

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

Alden B. Ward and James A. Ward

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Being Lot Nos. 113 and 114 on the Map of Section I, Rolling Green Subdivision, of record in Book 1424, page 75, Register's Office for said County, as follows:

Beginning at a point in the westerly margin of Fowler Street at the corner of Lot Nos. 112 and 113; thence with the margin of the said Street, southeasterly 220.2 to a point and continuing southeasterly 4.8 feet to a point; thence southwesterly around a curve 332.9 feet to the easterly right-of-way of Tennessee Central Railroad; thence with said right-of-way northwesterly 131.3 feet to the corner of Lot Nos. 112 and 113; thence with the line between said lots, northeasterly 227.2 feet to the point of beginning.

Being the same property conveyed to Bix Manufacturing Company, Inc. by deed from Avery G. Green and wife, Rebecca Virginia Green of record in Book 4634, page 330, Register's Office for Davidson County, Tennessee.

Subject is a special utility easement as per plat of record in Book 1424, page 75, said Register's Office. Subject to a utility easement along the margin between Lots 113 and 114.

Grantors further covenant and warrant that the herein described property is free of hazardous waste or other materials that may be in violation of the rules and regulations promulgated and enforced by the Environmental Protection Agency (EPA), and it is free of any other violations of city, state or federal environmental standards. Grantors will defend and hold harmless the Grantees for any claim, action, suit, legal expenses or damage suffered by Grantees which may arise out of any environmental violation action initiated by any governmental entity for any situation which occurred or originated prior to the date of this deed.

unimproved ( )
This is improved ( ) property, known as _____

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns, to warrant and defend title 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 16th day of November, 1989.

BIX MANUFACTURING COMPANY, INC.

By: Michael L. Bixenman
MICHAEL L. BIXENMAN
Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael L. Bixenman with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Executive Vice President of the Bix Manufacturing Company, Inc. the within named bargainor, a corporation, and that he as such Executive Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of November, 1989.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $87,000.00.

AFFIANT

Subscribed and sworn to before me this 16th day of November, 1989.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

IDENTIF. TREFERENCE

85035

NOV 28 2 59 PM '89

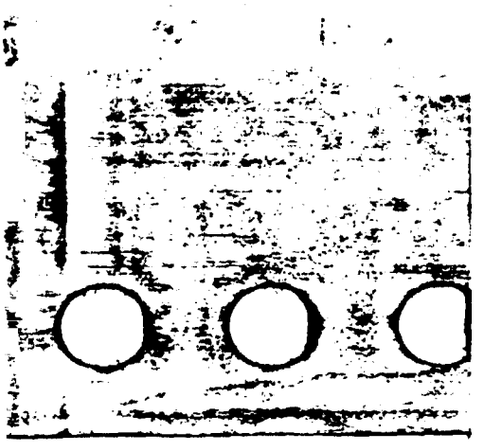
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



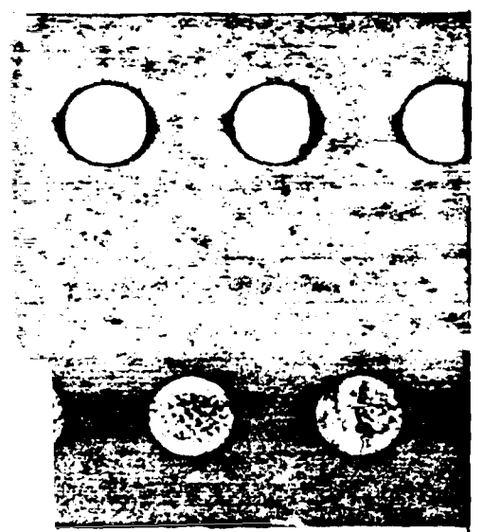
RECEIVED OF _____

FOR _____

BOOK 7992 PAGE 727

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 87000.00
				CON TX 287.10
				PRFEE 1.00
				MOEED 6.00
				TOTAL 294.10
				CHECK 294.10
			11/28/89 01	14:58 0001 7963



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85035

IDENTIF. REFERENCE

NOV 28 2 59 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 270755