File 17

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

WARRANTY DEED BOOK 7992 PAGE 728

| Address of New Owner(s): | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Alden B. Ward<br>P.O. Box 63<br>Goodlettsville, TN 37072 | Same | M-53-2<br>P-79 |

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 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 309, 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 309, Section 2, Rolling Green Subdivision;

Thence with Lot 309, on a curve to the right, the radius of which is 440.30 feet, the central angle of which is 37 deg. 31 min. 09 sec. the chord of which is north 89 deg. 08 min. 20 sec. west, 283.19 feet, along the curve distance of 288.32 feet to a point, a corner common with lot 309 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 1362.70 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 412.00 feet, the central angle of which is 44 deg. 48 min. 19 sec., the chord of which is south 81 deg. 56 min. 39 sec. east, 314.04 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 16,247 square feet, (0.37 acres, more or less).

Being the same property conveyed to Bix Manufacturing Company, Inc. by deed from Xenon, Inc. of record in Book 7227, page 535, Register's Office for Davidson County, Tennessee.

Subject to the following as applicable:

1. 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.

2. Agreements affecting the premises, if any, contained in Deed of record at Book 1578, page 555, said Register's Office.

3. 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.

4. All other easements and matters of record, if any.

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

NOTARY PUBLIC ... PUBLIC ... COUNTY, TN

Phyllis Keenon
NOTARY PUBLIC

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $ none .

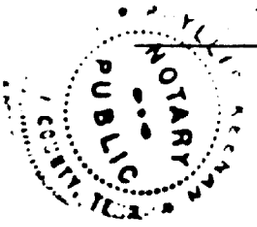
AFFIANT

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

My Commission Expires:

7-24-93

NOTARY PUBLIC




85036

IDENTIF. TREFERENCE

Nov 28 3 00 PM '89

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY TN.

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