File Box 49

BOOK 5510 PAGE 937

STATE OF ~~TENNESSEE~~ MICHIGAN
COUNTY OF ~~DAVIDSON~~ OAKLAND

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00

Affiant Joseph T. Lendo

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF December 1991

Notary Public Margaret R. Candela

MY COMMISSION EXPIRES 3/14/94

THIS INSTRUMENT WAS PREPARED BY
LAWYERS TITLE INSURANCE CORPORATION

Stuart Jones, Attorney (NAME) 325 Union Street (ADDRESS) Nashville, TN 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Richard Franklin et ux (NAME)	Richard Franklin (NAME)	106-12-6
312 Wilhagen Road (STREET ADDRESS OR ROUTE NUMBER)	Franklin Electrofluid (STREET ADDRESS)	
Nashville, TN 37210 (CITY) (STATE) (P.O. ZIP)	3844 Watman Memphis, TN 38118 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, GLADWIN ASSOCIATES, a Michigan co-partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD FRANKLIN and wife, DEBORAH FRANKLIN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

BEING Lots No. 3 & 4 on the Plan of Resubdivision Lots No. 3 & 4, Murfreesboro Road Industrial Subdivision, Section One, as shown on Plat of record in Plat Book 8250, Page 15, in the Register's Office of Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description.

BEING the same property conveyed to Gladwin Associates, a Michigan co-partnership, of record in Book 7772, Page 783, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Easements as set forth in instrument of record in Book 1066, Page 395, Register's Office for Davidson County, Tennessee.
2. Restrictions as recorded in Plat Book 8250, Page 15, Register's Office for Davidson County, Tennessee.
3. Easements and Building setback(s) as shown on the Plat of record in Book 8250, Page 15, Register's Office for Davidson County, Tennessee, and 500 year flood plain as shown on said Plat, of record in said Register's Office.
4. 1991 taxes, which have been prorated and assumed by the Grantees herein.

It is not the intention of the Grantor herein to reimpose said Restrictions.

unimproved ( )
This is improved (X) property, known as 312 Wilhagen Road (House Number) (Street) Nashville, TN 37210 (P.O. Address) (City or Town) (Postal Zip)

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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 4th day of December, 19 91

GLADWIN ASSOCIATES

By: Joseph T. Lendo
JOSEPH T. LENDO, Partner

STATE OF TENNESSEE }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ 19___.

Commmission expires_____ _____

Notary Public

_____

STATE OF TENNESSEE }

Before me,_____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such_____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____

My commission expires_____ _____

Notary Public

TAX 12.10 0101 07CHECK 12.50

WARRANTY DEED 7.04 8 2

FROM
GLADWIN ASSOCIATES

TO
Richard Franklin et ux
Deborah Franklin

RECEIVED FOR RECORD
Dec 18 3 24 PM '91

Furnished by:
Lawyers Title
325 Union Street
Nashville, Tennessee 37201
244-0678

STATE OF MICHIGAN

COUNTY OF OAKLAND

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Joseph T. Lendo, with whom I am personally acquainted, or proved to me upon the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a partner of Gladwin Associates, a Michigan co-partnership, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this the 4th day of December, 1991.

Margaret R. Candela
Notary Public
Margaret R. Candela

(Affix seal)

My Commission expires: 3/14/94

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

CAMT
340000.00
CON TX 1258.00
PRFEE 1.00
WDEED 6.00
TOTAL 1265.00
CHECK 1265.00
12/18/91 01 15:25 0001 3686

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0482

IDENTIFICATION REFERENCE

DEC 18 3 24 PM '91

No. 486189