# WARRANTY DEED

BOOK 9912 PG 812

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January, 19 96

Notary Public

MY COMMISSION EXPIRES June 17, 1997 ~~October 26, 1998~~
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Lassiter, Tidwell & Hildebrand, 428 Wilson Pike Circle, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| American Fabricators, Inc. (NAME) | New Owner (NAME) | 134-239.00 |
| 561 Metroplex Drive (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, Dixie Yarns, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO American Fabricators, Inc.

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:

Land in Metropolitan Nashville and Davidson County, Tennessee and being shown as Lot 6 on the Plat of record in Book 5190, Page 772, Register's Office for Davidson County, Tennessee, said Plat being a resubdivision of Lots 6 and 7 on the Plan of Metroplex, Section 1 of record in Book 5200, Page 308, said Register's Office.

Said Lot No. 6 fronts on the westerly side of Metroplex Boulevard near the end of the cul de sac at a point on the westerly margin of said cul de sac, said point being the southeast corner of Lot No. 5 on the Plan of Metroplex, Section 1, as of record in Book 5200, page 308, said Register's Office, and the northeast corner of Lot 6 on the Plat of record in Book 5190, Page 772, said Register's Office, said Plat being a resubdivision of Lots 6 and 7 on the Plan of Metroplex, Section 1, of record in Book 5200, page 308, said Register's Office; and beginning with said point, thence with the common line between said Lots 5 and 6, South 66 deg. 29' 1" West, a distance of 315.25 feet to a point in the right-of-way for Interstate 24; thence with said right-of-way for Interstate 24, South 33 deg. 28' 21" East, a distance of 225 feet to a point; thence North 56 deg. 31' 39" East, a distance of 255 feet to a point; thence North 40 deg. 37' 53" East, a distance of 135.14 feet to a point in the southwesterly margin of Metroplex Boulevard; thence with the margin of said Metroplex Boulevard, North 54 deg. 35' West, a distance of 41 feet to a concrete monument placed as per originnal plat; thence around a curve to the left having a radius of 60 feet and a tangent of 22.67 feet, a distance of 43.36 feet to a concrete monument in the westerly margin of said Metroplex Boulevard; thence around a curve to the right, having a radius of 60 feet and a tangent of 43.98 feet, a distance of 75.09 feet to the point of beginning and containing 1.52 acres, more or less.

CONTINUED

unimproved ( )
This is improved ( X ) property, known as 561 Metroplex Drive, Nashville, TN 37211
(House Number) (Street) (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 January 19 96

Dixie Yarns, Inc.
By: Gary A. Harmon TREASURER

Grant I. Klein, Secretary

STATE OF TENNESSEE
COUNTY OF

BOOK 9912 PG 813

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 or proved to me on the basis of satisfactory evidence, 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_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ HAMILTON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared GARY A. HARMON and STARR T. KLEIN with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the TREASURER and SECRETARY respectively of the Dixie Yarns, Inc. the within named bargainor, and corporation, and that he as such TREASURER and SECRETARY being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said GARY A. HARMON as such TREASURER, and attesting the same by the said STARR T. KLEIN as such SECRETARY.

Witness my hand and official seal at office at Brentwood, TN on this the 9TH day of January 19 96.

My commission expires ~~October 26, 1998~~ June 17, 1997

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE

LEGAL DESCRIPTION CONTINUATION

Being the same property conveyed to Ti-Caro, Inc., a North Carolina corporation by deed from Ervin M. Entrekin, Trustee of record in Book 6155, Page 66, Register's Office for Davidson County, TN. The said Ti-Caro, Inc. having merged with Dixie Yarns, Inc., Dixie Yarns, Inc. being the surviving entity, as evidenced by Articles of Merger being recorded simultaneously herewith.

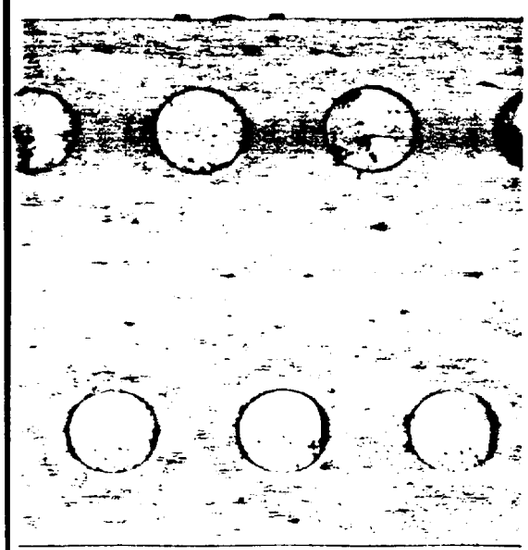
Subject to restrictions of record in Book 5653, Page 11; Agreement in Book 6155, Page 639, and all matters shown on the Plan of Record.

96 JAN -9 PM 2:06
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0139234

5037 01/09 0101 03CHECK 11951.50



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

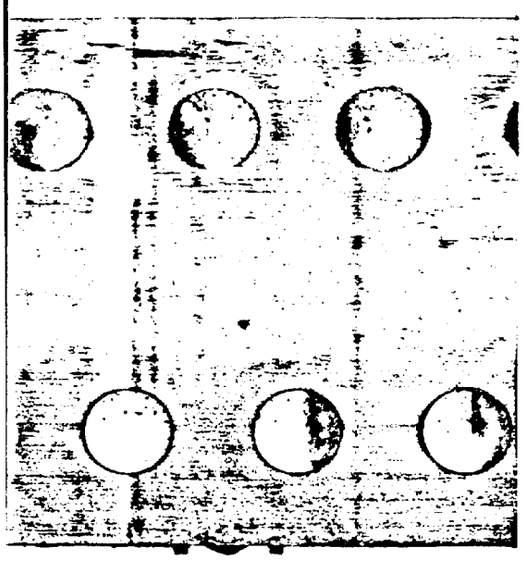
BOOK 9912 PG 814

| | | | | | |
|---|---|---|---|---|---|
| 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 | |
| | 525000.00 |
| CON TX | 1942.50 |
| PRFEE | 1.00 |
| WDEED | 8.00 |
| TOTAL | 1951.50 |
| CHECK | 1951.50 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK** 001 6037



0139234

IDENTIFICATION REFERENCE

95 JAN -9 PM 2:06

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

**No.** 994376