mail

THIS INSTRUMENT PREPARED BY:
LIBERTY ESCROW, INC.
417 Welshwood Drive, Suite 109
Nashville, TN 37211

BK. 10096 PG 264

Address New Owner As:

Maddux Electric Company, Inc.
271 Hermitage Avenue

Nashville, TN 37210

Send Tax Bills To:

Same

Map & Parcel Map 93-12 Parcel 44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid, by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we Products for Industry, Inc., a Tennessee Corporation the GRANTORS herein, have this day bargained and sold and do hereby sell, transfer and convey unto Maddux Electric Company, Inc. the GRANTEES herein, their heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

TRACT I: BEING Lot No. 43 on the Map of Pageot Plan of Fairfield, of record in Book 21, page 82, Register's Office for Davidson County, Tennessee. Said Lot No. 43 fronts 50 feet on the south side of Sycamore or Willow Street, and runs back between parallel lines 170 feet to an alley.

TRACT II: BEING Lot No. 44 on the Map of Pageot Plan of Fairfield, of record in Book 21, page 82, Register's Office for Davidson County, Tennessee. Said Lot No. 44 fronts 50 feet on the Southerly side of Willow Street, formerly Sycamore Street, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Products for Industry, Inc. by deed of record in Book 9657, page 728, said Register's Office.

01 95095
IDENTIFICATION REFERENCE

96 JUN 24 PM 1:42
FILED & RECORDED
REGISTER
DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantees, their heirs, successors, and assigns forever; and we do covenant with the said Grantees, their heirs, successors, and assigns, that we are lawfully seized in fee of said land; that they have a good and perfect right to make this conveyance; that said land is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and assigns to warrant and forever defend the title in and to said land against the lawful claims and demands of all person, whomsoever.

WHEREVER USED HEREIN the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND on the date contained in the notary acknowledement below.

PRODUCTS FOR INDUSTRY, INC.

William Stanford Warren Sr. -President

By:

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared William Stanford Warren, Sr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument as President of Products for Industry, Inc, the bargainor, as the free act and deed of Products for Industry as President.

WITNESS my hand and seal, at office in Nashville, Davidson County Tennessee, this 17th day of June, 1996.

Patsi B. Wilson

Notary Public

My commission expires: 6-13-98

STATE OF TENNESSEE COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transaction is $106,500.00.

Jerry Maddux

Affiant

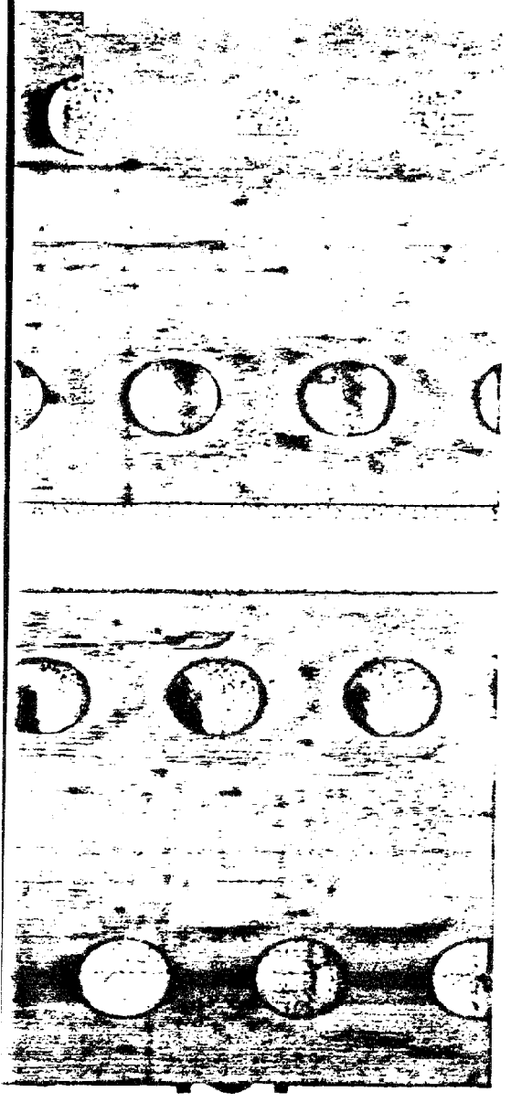
Sworn to and subscribed to before me this 17th day of June, 1996.

Patsi B. Wilson

Notary Public

My commission expires: 6-13-98

5902 06/24 0101 03CHECK 403.05



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10096 PG 266

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
				106500.00
			CON TX	394.05
			PRFEE	1.00
			WDEED	8.00
			TOTAL	403.05
			CHECK	403.05
06/24/96	01		13:47 0001	6902

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0195895
IDENTIF. & REFERENCE

96 JUN 24 PM 1:42

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1054681