PREPARED BY: FRANK S. KING, JR.
King & Ballow
1200 Noel Place
200 Fourth Avenue North
Nashville, TN 37219-0373
(615) 259-3456

WARRANTY DEED

Address New Owner As Follows:

Calet Sales, Inc.
P. O. Box 8059
Nashville, TN 37207

Send Tax Bills To:

Same

Mortgagee:

Map & Parcel No.:

Map #72-09
Parcel #1
12DA 46770

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, Bennett Tool & Die Co., Inc., has this day bargained and sold, and does hereby transfer and convey unto Calet Sales, Inc., the Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Being lot No. Thirty three (33) on the Plan of Walnut Grove Subdivision of lot No. 5, Stull Tract, as of record in Book 332, page 34, Register's Office for said County.
>
> Said lot No. 33 fronts one hundred (100) feet on the northerly side of Cherokee Avenue and runs back three hundred and thirty two and nine tenths (332.9) feet on the easterly line and three hundred and twenty six and seven tenths (326.7) feet on the westerly line to a dead line and measures one hundred (100) feet thereon.
>
> Being part of the same property conveyed to Bennett Tool & Die Co., Inc. by Squire Wilson Edens and wife, Effie Harrison Edens, by deed of record in Deed Book 6942, page 171, Register's Office for Davidson County, Tennessee.
>
> The property herein conveyed is subject to restrictive covenants of record in Book 2271, page 541, Register's Office for Davidson County, Tennessee.

This is improved property known as 845 Cherokee Avenue, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple,

have a good right to convey it, and that the same is unencumbered, except as noted of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 22nd day of February, 1995.

BENNETT TOOL & DIE CO., INC.

By: Doris E Bennett
ELI BENNETT
President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Pattie McCarl, a Notary Public in and for said county and state, personally appeared ELI BENNETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of BENNETT TOOL & DIE CO., INC., the within named bargainor, a corporation, and that he as such 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 President.

Witness my hand and seal, at office in Nashville, Tennessee, this 22nd day of February, 1995.

My Commission Expires:
My Commission Expires July 24, 1999

Pattie McCarl
NOTARY PUBLIC

PATTIE McCARL NOTARY PUBLIC AT LARGE TN

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 12,000.00 .

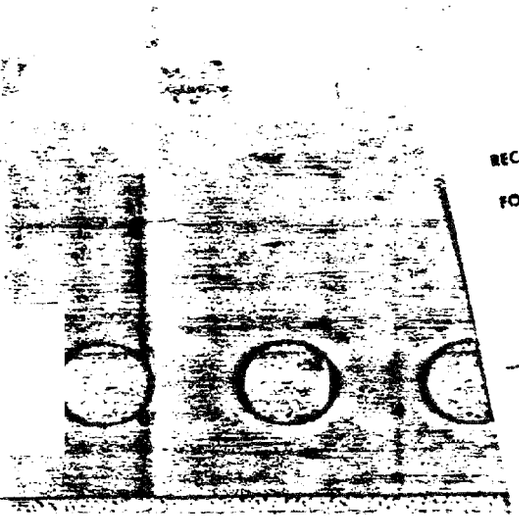
Doris E Bennett
AFFIANT

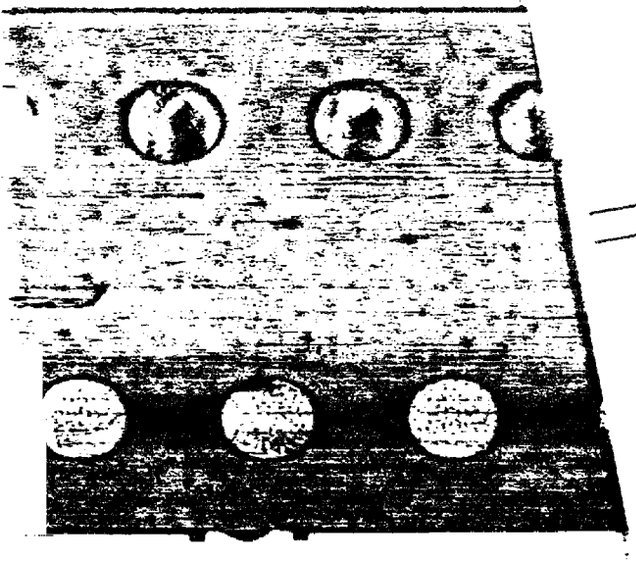
Subscribed and sworn to before me this ~~22nd~~ 29th day of ~~February~~ July, ~~1996~~ 1996.

My ~~Commission Expires:~~

L Chandler, Dep Reg
~~NOTARY PUBLIC~~

0208053
IDENTIF. ↑ REFERENCE
MAIL ENV.
96 JUL 29 AM 10:02
FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN.
0073 07/29/1996 01 DICASH





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10134 PG 938

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	12000.00
			CON TX	44.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	53.40
			CASH	53.40

07/29/96 01 10:04 0001 0073

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0208053
IDENTIF. ← REFERENCE

96 JUL 29 AM 10: 04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 10676