BOOK 10156 PG 726

#461666.01

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New owner(s)	Send Tax Bills To	Map-Parcel Number(s)
NTA Leasing, a Texas general partnership 2780 Industrial Lane Broomfield, CO 80020 Attn: John J. Caschette	Same	53-13.01

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, A & B TOOL COMPANY, a Tennessee corporation, formerly known as Tri-Star Tool, Inc. ("Grantor"), has bargained and sold, and hereby transfers and conveys, to NTA Leasing, a Texas general partnership, ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, as more particularly described as on Exhibit A attached hereto, being the same property conveyed to Grantor by deed of record in Book 6737, page 414, said Register's Office.*

This is improved property known as 1409 Robinson Road, Old Hickory, TN 37138.

Without limitation of any other provision hereof, said property is conveyed specifically subject to the following matters:

1. Current real estate taxes, a lien not yet due and payable.

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*Tri-Star Tool, Inc. recorded a Certificate of Name Change to A&B Tool Company of record in Book 6786, page 2, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

Grantor covenants and binds itself and its successors to warrant specially and defend forever the title to said property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above), but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed this 12th day of August, 1996.

A & B TOOL COMPANY, a Tennessee corporation

By: _____
Title: President

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $435,000.

_____ for M.T.A. Leasing.
Affiant

Sworn to and subscribed before me this 12th day of August, 1996.

_____
Notary Public

My Commission Expires:

11/27/99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared M.A. Jabbar Malik, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of A & B TOOL COMPANY, the within named bargainor, a Tennessee corporation, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporate by himself as President.

WITNESS my hand, at office, this 12th day of August, 1996.

Kathleen P. Sellers
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires:

11/27/99

461666

02145511
IDENTIF. ↑ REFERENCE

96 AUG 14 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

7049 08/14 0101 03CHECK 1626.50

EXHIBIT A
(To Special Warranty Deed)

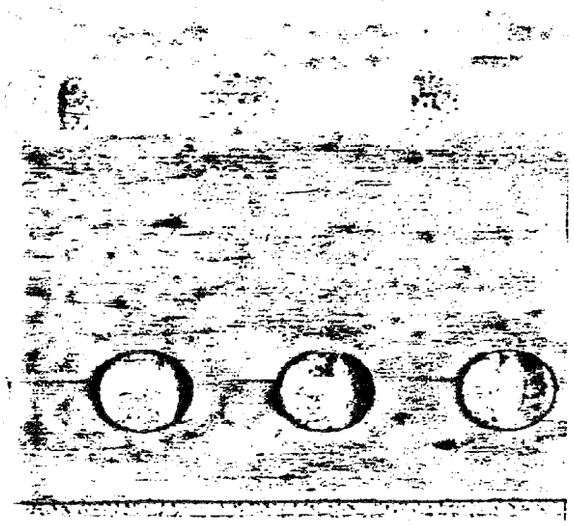
Land in the 4th Civil District of Davidson County, Tennessee being Lot No. 1 on the Revised Plan of A & B Tool Co., Subdivision of record in Plat Book 5190, page 536, Register's Office for said County, described as follows: Commencing on the northeasterly margin of Robinson Road (State Route 45) at the southerly corner of the property conveyed to the American Legion, Old Hickory Post Number 91, Inc., by deed from Nashville Industrial Corporation of record in Book 1730, page 1, Register's Office for Davidson County, Tennessee, said point being 412.6 feet, more or less, from a concrete monument at the intersection of Martingale Road and Robinson Road; thence with the southeasterly line of said American Legion property North 37 degrees 35' east 334.44 feet to a steel post in the southwesterly margin of the right-of-way of the Tennessee Central Railroad; 62.5 feet from the center line of said track; thence with said right-of-way south 42 degrees 30' east 268.87 feet to an iron pin; thence leaving said right-of-way south 42 degrees 13' west 126.01 feet to an iron pin; thence north 49 degrees 17' west 120.59 feet to an iron pin; thence south 42 degrees 13' west 174.77 feet to a concrete monument on the northeasterly margin of Robinson Road; thence with the same north 50 degrees 00' west 120.0 feet to the point of beginning, all as shown in Plat Book 5190, page 536, said Register's Office.

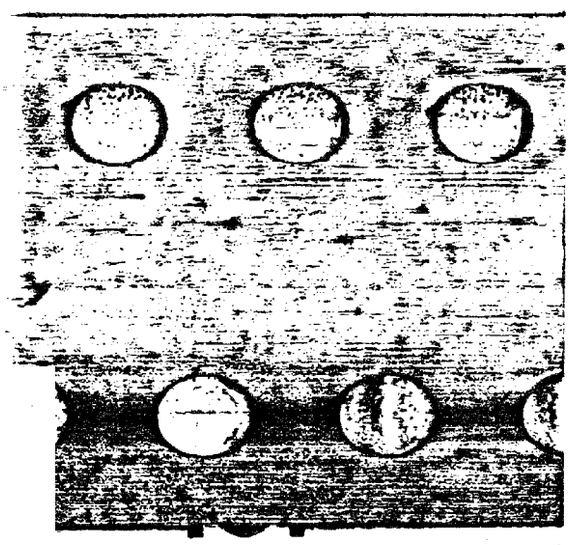
Being the same property conveyed to Grantor, (formerly known as Tri-Star Tool, Inc.) by deed of record in Book 6737, page 414, Register's Office for Davidson County, Tennessee.

TRACT II: A perpetual and Exclusive easement to allow the maintenance and continued occupancy and use of a commercial building over land described as follows:

Land in Davidson County, Tennessee described as a portion of Grantor's property described in the deed of record in Book 3674, page 2, Register's Office for said County, said portion being more particularly described as commencing at the easternmost corner of the property conveyed by Crafton A. Wilson and wife, Mary R. Wilson, and Edward J. Hunter to A& B Tool Company, Inc. by deed of record in Book 5821, page 621, said Register's Office, said corner being common with the northernmost corner of Grantor's property known as Tax Map 53, Parcel 13 and with the southwestern boundary of a railroad right of way owned, now or formerly, by L&N Railroad, thence South 42°, 30 minutes East, along the aforesaid railroad right of way, a distance of one foot to a point, then South 42°, 13 minutes West, a distance of 65.0 feet to a point, thence North 42° 30 minutes West, a distance of one foot to a point in the southeastern boundary of Grantee's property, thence North 42°, 13 minutes East, a distance of 65.0 feet to the point of beginning.

Being the same easement conveyed to A&B Tool Company, Inc. by instrument of record in Book 8442, page 684, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 10156 PG 730

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	
				435000.00
			CON TX	1609.50
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1626.50
			CHECK	1626.50
08/14/96		01	15:11 0001	7049

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0214551
IDENTIF. ↑ REFERENCE

96 AUG 14 PM 3:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019626