WARRANTY DEED BOOK 10318 PG 415

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, together with other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, HI-TECH MANUFACTURING OF LEXINGTON, INC., a Tennessee corporation, hereby sells, warrants, transfers and convey unto CHARLES FOX a certain tract or parcel of land situated, lying and being in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot Nos. 3 and 4 of Block B on the plat of Edenwold City as of record in Book 421, page 123, Register's Office of Davidson County, Tennessee.
>
> Being known as 205 Edenwold Road, Madison, Tennessee.
>
> There is situated on the above-described real estate, and within the boundary thereof, a commercial building.
>
> Being the same property conveyed to Hi-Tech Manufacturing of Lexington, Inc. by Substitute Trustee's Deed dated July 25, 1996, of record in Book 10150, pages 804-807, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with all improvements thereon and appurtenances thereunto belonging, unto the said Charles Fox, his heirs and assigns forever.

The property described herein is conveyed subject to all liens, easements, covenants, conditions, encumbrances and restrictions which are prior to April 30, 1986.

Grantor covenants with Grantee that it is lawfully seized and possessed of said tract or parcel of land; that it has a good and perfect right to sell and convey the same; that the property is free and unencumbered; and that it will

forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

WITNESS the execution of this instrument on the 5th day of December, 1996.

HI-TECH MANUFACTURING OF LEXINGTON, INC.

By: Steve Dodds
Steve Dodds, President

STATE OF TENNESSEE
COUNTY OF HENDERSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, STEVE DODDS who acknowledged himself to be President of Hi-Tech Manufacturing of Lexington, Inc., a Tennessee corporation, and that he, as such officer, executed and delivered the foregoing document as, for, and on behalf of said corporation, he being authorized so to do.

WITNESS my hand and official seal, at Office, on this the 5th day of December, 1996.

Paulette Maness
Notary Public

My Commission expires: 9/20/2000



Property address:

205 Edenwold Road
Madison, TN 37115

Name & Address of new Owner;
Mail future tax notices to:

Charles Fox
205 Edenwold Road
Madison, TN 37115

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I affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $87,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Sworn to and subscribed before me, this 5th day of December, 1996.

Paulette D Manees
Notary Public

My Commission expires: 9/20/2000

NOTARY PUBLIC

NO OPINION RENDERED AS TO ACCURACY
OF LEGAL DESCRIPTION

THIS DOCUMENT PREPARED BY MILAM & CARTER, ATTORNEYS AT LAW,
P. O. BOX 1062, LEXINGTON, TENNESSEE 38351

4439 01/14 0101 03CHECK 338.23

02638802
IDENTIFICATION REFERENCE

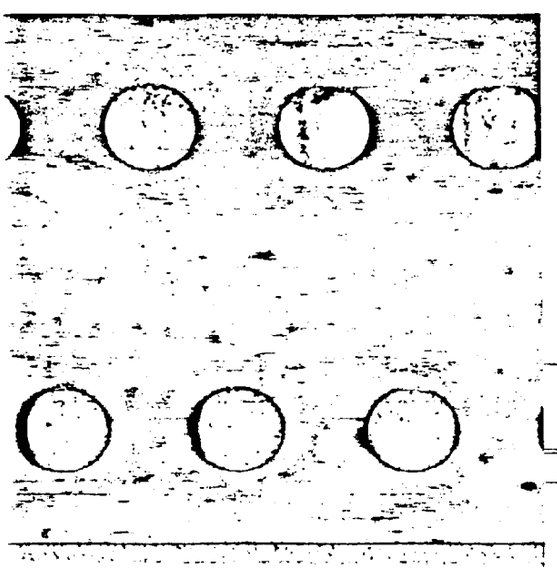
97 JAN 14 AM 8:24
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



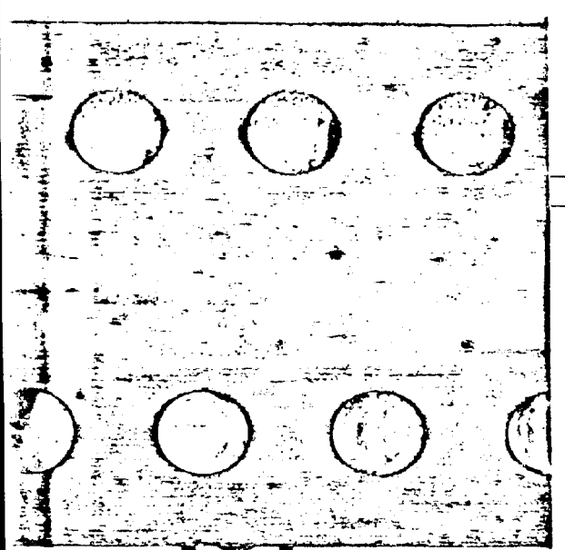
RECEIVED OF _____

FOR _____

BOOK 10318 PG 418

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	~~87900.00~~
			CON TX	325.23
			PRFEE	1.00
			WDEED	12.00
			TOTAL	338.23
			CHECK	338.23
01/14/97	01		08:23 0001	4439



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0263802
IDENTIF. & REFERENCE

97 JAN 14 AM 8:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1106949