QUITCLAIM DEED

Address New Owners:	Send Tax Bills to:	Tax Map & Parcel No.:
John T. Nixon P.O. Box 158426 Nashville, TN 37215	Same	Map 94 Parcel 167

FOR AND IN CONSIDERATION OF the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Keystone Machine & Engineering, Inc., a Tennessee corporation ("Grantor"), by these presents does hereby quitclaim and convey unto John T. Nixon ("Grantee"), his heirs and assigns, all of the Grantor's right, title and interest in and to a certain parcel of real property located in Davidson County, Tennessee, more particularly described as follows:

> A parcel of land in Davidson County, Tennessee known as Lot No. 2 on the resubdivision of Section 5 of River Hills Industrial Park as recorded in Book 5800, Page 20, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:
>
> A tract of land in the 3rd Civil District of Davidson County, being part of Lot 6-C on the Plan of River Hills Industrial Park, Section 5, of record in Book 4660, Page 65, Register's Office of Davidson County, Tennessee, and being described by survey of A & A Engineers, Inc., dated September 22, 1981, as follows:
>
> BEGINNING with a point in the northern right of way margin of Cave Road being the southwest corner of Section 5 of River Hills Industrial Park as of record in Book 4660, Page 65, said Register's Office; thence North 2 degrees 27'37" East 95.30 feet to a point in the southern right-of-way margin of the L & N Railroad; thence with said margin North 67 degrees 16' East 70.42 feet to a point; thence with a curve to the right having a radius of 1860.08 feet and a length of 109.09 feet to a point; thence leaving said margin South 15 degrees 54'30" East 194.36 feet to an iron pin in the North right-of-way margin of Cave Road; thence with said margin North 81 degrees 04' West 42.80 feet to a point; thence with a curve to the left having a radius of 1704.98 feet and a length of 182.88 feet to the point of beginning, containing 0.636 acres, more or less.
>
> Being the same property conveyed to the Grantor herein by deed from Edward C. Kennedy, d/b/a EDCO Realty, of record in Book 9461, page 282, Register's Office for Davidson County, Tennessee. The deed of record in Book 9461, page 282, said Register's Office, erroneously referred to the Grantor as "Keystone Machine & Engineers, Inc."

Said real property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS the Grantor's hand this 13 day of January, 1998.

BOOK 10757 PG 893

KEYSTONE MACHINE &
ENGINEERING, INC.

By: _____

Title: Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of the state and county aforesaid, John T. Nixon, 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 Keystone Machine & Engineering, Inc., the within named Grantor, and that he as such President, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the Grantor by himself as President.

Witness my hand and seal, at office, in Nashville, Tennessee this 13 day of January, 1998.

_____
Notary Public

My Commission Expires:

Jan. 28, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0 .

_____
Affiant

Sworn to and subscribed before me this 13 day of January, 1998.

_____
Notary Public

My Commission Expires:

Jan. 28, 2000

This instrument was prepared from information provided by the parties, without the benefit of title search or survey, by Darrell L. West, 144 Second Avenue, North, Suite 300, Nashville, Tennessee.

98 JAN 14 PM 3:33

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IDENTIF. & REFERENCE

215 0214 0101 03CHECK 8.00