0390835

IDENTIF. & REFERENCE BOOK 10759 PG 918

98 JAN 16 PM 1:50 BOX 44

THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,150,000.00. **Affiant** Subscribed and sworn to before me, this 16th day of January, 1998. Notary Public My Commission Expires:

Address New Owner As Follows: Warren Brothers Sash and Door Company c/o Pacific Mutual Door Company 1525 West 31st Street Kansas City, Missouri 64108

Send Tax Bills To: SAME

Map-Parcel Number: 095-13-021.00 3DZ 33259

2807 01/16 0101 03CHECK 4268.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ENTERPRISE APPLIANCE CORPORATION, a Tennessee corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WARREN BROTHERS SASH AND DOOR COMPANY, a Tennessee corporation,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A parcel of land in the city of Nashville, Davidson County, Tennessee, bounded on the north by Massman Drive and on the south by an L & N Railroad track, being the Resubdivision of Lot 24, Section 18, Metropolitan Industrial Park, as of record in Book 4470, page 31, Register's Office for said County, more particularly described as follows:

Beginning at an iron rod on the southerly margin of Massman Drive, South 62 deg. 02 min. 00 sec. West 359.72 feet from the centerline of Appleton Drive; thence South 27 deg. 58 min. 00 sec. East passing a witness iron rod at 385.00 feet, a total distance of 425.00 feet to a point in the centerline of an L & N Railroad track; thence, with said Railroad South 62 deg. 02 min. 00 sec. West 185.00 feet to a point, thence North 27 deg. 58 min. 00 sec. West, passing a witness iron rod at 40.00 feet, a total distance of 425.00 feet to an iron rod

on the southerly margin of Massman Drive; thence with the southerly margin of Massman Drive, North 62 deg. 02 min. 00 sec. East 185.00 feet to the point of beginning, containing 1.80 acres, more or less according to a survey prepared by Howard W. Anderson, TN Lic. No. 527, of A & A Engineers, Inc., P. O. Box 40048, Nashville, TN 37204, dated December 8, 1997, Job. No. 5633-97.

Being the same property conveyed to Enterprise Appliance Corporation, a Tennessee corporation, by deed from Sam Y. Harding and wife, Doris S. Harding, of record in Book 6283, page 198, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. An easement for right-of-way of Louisville and Nashville Railroad, formerly the Nashville Chattanooga and St. Louis Railway, of record in Book 34, page 499, Register's Office for Davidson County, Tennessee.

2. Restrictive covenants contained in instrument of record in Book 4214, page 851, and placed on the premises by instrument of record in Book 4392, page 307, and restrictive covenants contained in instrument of record in Book 4518, page 219, Register's Office for Davidson County, Tennessee.

3. Easement from Sam Y. Harding and wife, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4513, page 770, Register's Office for Davidson County, Tennessee.

4. Matters shown on the Plan of record in Book 4470, page 31, Register's Office for Davidson County, Tennessee.

This is improved property known as 710 Massman Drive, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind itself, its successors heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 16 day of January, 1998.

ENTERPRISE APPLIANCE CORPORATION,
a Tennessee corporation

By: Earl W. Flynn
Earl W. Flynn, President

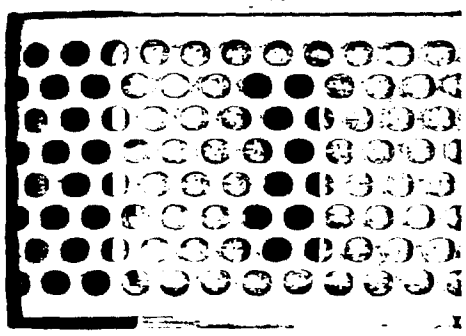
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **EARL W. FLYNN,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 16th day of January, 1998.

Notary Public

My Commission Expires: 11/27/99



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

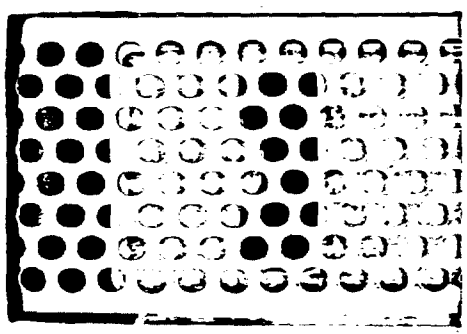
RECEIVED OF _____

FOR _____

BOOK 10759 PG 921

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0390835
IDENTIF. # REFERENCE

98 JAN 16 PM 1:10

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

			AMT	
				1150000.00
			CON TX	4255.00
			FEEPE	1.00
			MISC	12.00
			TOTAL	4268.00
			CHECK	4268.00
01/16/98	01	13:57	0001	2807

No. 1243438