Box 49

LTIC File No.

Davidson County DEEDWARR
Recvd: 10/08/02 13:48 4pgs
Fees:23.00 Taxes:2590.00

20021008-0122799

STATE OF MINNESOTA
COUNTY OF WINONA

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSACTION IS $700,000.00

Daniel L. Flemmer
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF October, 2002

Kent A. Gernander
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/31/2005

KENT A. GERNANDER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2005

THIS INSTRUEMNT PREPARED BY:
KENT A. GERNANDER
64 EAST FOURTH STREET
WINONA, MINNESOTA 55987

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
THE HILLMAN GROUP, INC. 10950 HAMILTON AVENUE P.O. BOX 31012 CINCINNATI, OHIO 45231	NEW OWNER	19-13/42 ADDRESS OF PROPERTY 425 Church Street Goodlettsville, TN 37072

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Fastenal Company, a Minnesota Corporation, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO, The Hillman Group, Inc., a Delaware Corporation, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

PLEASE SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRITPION.

This conveyance is made subject to the following:

PLEASE SEE ATTACHED EXHIBIT "B".

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, its successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons. Whenever used, the singular number shall include the plural, the plural singular, and the use of any gender shall be applicable to all genders.

WITNESS, this the 1st day of October, 2002.

Fastenal Company

BY: David L Flerness

NAME: David L. Flerness

TITLE: CFO

STATE OF MINNESOTA }
COUNTY OF WINONA }

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David L. Flerness with whom I am personally acquainted, (or provided to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Treasurer of Fastenal Company, the within named Grantor, and that he as such Treasurer, being duly authorized so to do, executed the forgoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Treasurer.

WITNESS my hand and official seal at Winona (City), Minnesota (State), this 1st day of October, 2002.

Kent A Gernander
NOTARY PUBLIC

My commission Expires: 1/31/2005

KENT A. GERNANDER
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2005

EXHIBIT A
LEGAL DESCRIPTION

All that certain piece, parcel, tract or lot of land, situate, lying and being in city of Goodlettsville, Davidson County, State of Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the easterly right of way of Church Street, and the northwest corner of the herein described tract; thence leaving said right of way of Church Street, N 67° 49' 33" E, 315.84 feet to an iron pin; thence turning and running S 27° 42' 43" E, 150.09 feet to a point; thence along a curve to the right, having a radius of 10317.46 feet, a chord distance and bearing of S 27° 29' 31" E, 79.21 feet to an iron pin; thence turning and running N 68° 13' 18" E, 50.23 feet to an iron pin; thence along a curve to the right, having a radius of 10367.46 feet, a bearing and distance of S 26° 30' 10" E 268.73 feet to an iron pin; thence running S 6° 04' 30" E, 84.03 feet to an iron pin; thence along a curve to the right, having a radius of 10339.46 feet, a bearing and distance S 26° 43' 53" E of 117.23 fee to an iron pin; thence turning and running S 76° 05' 40" W, 102.36 feet to an iron pin; thence turning and running N 26° 39' 47" W, 202.55 feet to an iron pin at a fence corner; thence turning and running S 75° 37' 00" W, 276.58 feet to an iron pin on the easterly right of way of Church Street; thence turning and running along said right of way of Church Street, N 22° 34' 00" W, 440.03 feet to the point of beginning.

Being the same property conveyed to Fastenal Company by Deed of Record as Instrument No. 200109050095813 in the Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2002, a lien, which are not yet due and payable. Tax Parcel No. 19-13/42.

2. Easement(s) to L & N Railroad, a set forth in instrument recorded in Book 3252, page 309.

3. Survey Number 07250150, dated July 25, 2001, last revised August 29, 2001, prepared by John Coke Smith, Tennessee RLS #2196 of Smith Surveyors, Inc., c/o Bock & Clark, indicates the following:

   (a) Concrete and shed are over the property line as shown.
   (b) Portion of ramp walkway is over the property line as shown.
   (c) Air conditioning is over the property line as shown.
   (d) Parking Area is over the property line as shown.
   (e) Fencing in southerly boundary crosses within property line.
   (f) Lightpole crossing in southerly boundary.

   ALL as more particularly shown on said survey.