ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Larry M. Smith et al. 806 Elliston St. Old Hickory TN 37138	New Owner	MAP and PARCEL 53 13.01

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004, Nashville, TN 37229 (Davidson County - Box 27B)

Davidson County DEEDWARR
Recvd: 05/10/04 09:15 3pgs
Fees:18.00 Taxes:1295.00

20040510-0052799

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **NTA Holdings, Ltd., a Texas Limited Partnership, formerly known as NTA Leasing, a Texas General Partnership,** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Larry M. Smith and wife, Dorothy J. Smith, and John F. Wingard and wife, Rebecca Wingard,** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to NTA Leasing, a Texas General Partnership, by Special Warranty Deed dated August 12, 1996, from A & B Tool Company, a Tennessee Corporation, formerly known as Tri-Star Tool, Inc., of record in Book 10156, page 726, Register's Office for Davidson County, Tennessee. The said NTA Leasing, a Texas General Partnership has since converted to a Texas Limited Partnership by virtue of a Certificate of Limited Partnership filed with the Office of the Texas Secretary of State on December 19, 2001, and is now known as NTA Holdings, Ltd., a Texas Limited Partnership. NTA Leasing, a Texas General Partnership was one and the same entity as NTA Leasing Company, a Texas General Partnership.

This is property with a common address of 1409 Robinson Road, Old Hickory, TN 37138.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: (1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 5190, Page 536, Register's Office for Davidson County, Tennessee; (3) Perpetual and exclusive easement of record in Book 8442, Page 684, said Register's Office; (4) Easement for utilities of record in Book 6835, Page 569, said Register's Office; (5) Easement for sewer line (old plat) of record in Book 1424, Page 49, said Register's Office; (6) Right of Way Deed for highway purposes of record in Book 4949, Page 769, said Register's Office; (7) Easement in deed of record in Book 10156, Page 726, said Register's Office.

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $350,000.00

X Larry M Smith
Affiant

Subscribed and sworn before me this 6th day of May, 2004.

My Commission Expires: 1/28/2006

Notary Public

My Commission Expires JAN 28, 2006

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **6th** day of **May, 2004.**

NTA Holdings, Ltd.
By
NTA Operating, Inc., General Partner

By: X _____
Dan Fergus, President

STATE OF TEXAS
COUNTY OF TARRANT

Before me, the undersigned authority, a notary public in and for said county and state, personally appeared DAN FERGUS, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the PRESIDENT of NTA HOLDINGS, LTD., A TEXAS LIMITED PARTNRESHIP, the within named bargainor, a corporation, and that he as such PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and official seal at office, this 6th day of May 2004.

_____
Notary Public
My Commission Expires:_____

File No. 0404-060.wd

BETTY QUINT
Notary Public State of Texas
My Comm. Exp. 5-12-2005

EXHIBIT A

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.

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 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 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 degrees, 30 minutes East, along the aforesaid railroad right of way, a distance of one foot to a point, then South 42 degrees, 13 minutes West, a distance of 65.0 feet to a point, thence North 42 degrees 30 minutes West, a distance of one foot to a point in the southeastern boundary of Grantee's property, thence North 42 degrees, 13 minutes East, a distance of 65.0 feet to the point of beginning.