This Instrument Prepared By:
BASS, BERRY & SIMS
2700 First American Center
Nashville, TN 37238

WARRANTY DEED

BOOK 5623 PAGE 447

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Nashville Bridge Company Shelby Ave & First St. Nashville, TN 37202	SAME	93-7-10 P/O 93-7-4

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 of which is hereby acknowledged, Steiner-Liff Iron & Metal Company (being one and the same corporation as Steiner-Liff Iron & Metal Co.) ("Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Nashville Bridge Company, the Grantee herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT I:

Being a parcel of land in the First Civil District of Davidson County, Tennessee, and being a part of Blocks I and J of Wood's Subdivision of the Blood Estate, as of record in Plat Book 161, Page 82, R.O.D.C., Tenn., and part of a 15-foot alley (now closed), said parcel being more particularly described as follows:

Beginning at a point in the southerly margin of Sylvan Street, said point being S 65° 18' W, 18.14 feet from the westerly margin of South Second Street;

Thence, easterly 28.42 feet with a curve to the right having a radius of 18.00 feet, a central angle of 90° 27' to a point in the westerly margin of South Second Street;

Thence, S 24° 15' E, 166.16 feet with said margin of South Second Street to a point;

Thence, S 65° 18' W, 454.70 feet to a point in the easterly margin of South First Street;

Thence, N 24° 06' W, 166.14 feet with said margin of South First Street to a point;

Thence, northerly 20.45 feet with a curve to the right having a radius of 25.00 feet, a central angle of 46° 52', and a chord of N 0° 40' W, 19.88 feet to a point in the southerly margin of Sylvan Street;

Thence, N 65° 18' E, 428.17 feet to the point of beginning.

Containing 1.920 acres, more or less.

Being the same property conveyed to Steiner-Liff Iron & Metal Co. by deed from Norman W. Ginsberg and Park West Corporation, of record in Book 5580, page 641, said Register's Office.

TRACT II:

Being a parcel of land in the First Civil District of Davidson County, Tennessee, being a part of Lot Nos. 5, 6, and "M" and portion of a 25-foot alley "Alley

No. 455", (closed by Bill No. 75-1243), all shown on the plan of Wood's Subdivision of the Blood Estate of record in Book 161, Page 82, also shown on the plan of record in Book 161, Page 84, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument on the westerly margin of South First Street, said point being S 24° 11' E, 533.38 feet from the south margin of Old Shelby Avenue, also said point being the southeast corner of the tract of land conveyed to the Nashville Bridge Company of record in Book 4938, Page 923, Register's Office of Davidson County, Tennessee;

Thence, with said westerly margin of South First Street, S 24° 11' E, 104.91 feet to an iron pin, said iron pin being N 24° 11' W, 3.09 feet from the northeast corner of the property conveyed to Richard J. Eskind, Trustee, of record in Book 5469, Page 772, Register's Office of Davidson County, Tennessee;

Thence, leaving said South First Street S 41° 18' W, 213.64 feet to an iron pin in the east line of a 25 foot right-of-way owned by the Louisville and Nashville Railroad, said iron pin being 1.39 feet southeasterly from the southwest corner of the property conveyed to Steiner-Liff Iron and Metal Company of record in Book 4961, Page 839, R.O.D.C., Tenn.;

Thence, along said east line of Railroad and a curve to the right 78.59 feet to an iron pin, the southwest corner of the property conveyed to said Nashville Bridge Company. Said curve having a radius of 1,897.36 feet, a tangent distance of 39.30 and a central angle of 2° 22' 24";

Thence, leaving said Railroad with the south line of the Nashville Bridge Company, N 37° 34' E, 266.5 feet to the point of beginning.

Containing 0.475 acre, more or less.

Being part of the property conveyed to Steiner-Liff Iron & Metal Company by deed from Richard J. Eskind, Trustee, of record in Book 4961, page 839, said Register's Office and by deed from Richard J. Eskind, Substitute Trustee, of record in Book 5623, page 445, said Register's Office.

The following exceptions are relative to Tract II above described and it is the intent of the Grantor herein concurred in by the Grantee as evidenced by its acceptance of this conveyance that each of them and their respective successors and assigns shall have the benefit of and be bound by the covenants, reservations, restrictions and agreements hereinafter set out in the first two (2) numbered exceptions and that the same shall run with this tract of land and the remaining portion of the tract of which this was a part prior to this conveyance, and that the words "Grantor" and "Grantee" as used therein includes not only them but their successors and assigns.

1. It is agreed that the railroad spur that begins at the corner of the Grantor's property and then proceeds in a northwesterly direction and enters the above described property near its southeast corner is for the joint use of the Grantor and the Grantee herein, subject to the terms and provisions of the Right-of-Way Agreement between Louisville & Nashville Railroad and Foster & Creighton Company of record in Book 340, page 627, R.O.D.C.T. Grantee agrees to abide by and perform and discharge all obligations imposed upon the second party to said Agreement of record in Book 340, page 627, R.O.D.C.T., insofar as the same pertains to the spur track located upon Grantee's property conveyed and the use thereof. It is agreed that Grantor grants to Grantee the right of use of said spur track

only such rights as Grantee may have under said Agreement of record in Book 340, page 627, R.O.D.C.T. Grantor agrees to abide by and perform and discharge all obligations imposed upon the second party to said Agreement of record in Book 340, page 627, R.O.D.C.T., insofar as the same pertains to the spur track located upon Grantor's property and the use thereof. Notwithstanding the foregoing, it is agreed that each party will be responsible for and perform the normal routine maintenance as it is needed on that portion of the spur track that is located on their land and at their own expense. It is further agreed that any major reconstruction required on the spur track located on the Grantee's property shall be performed by Grantee at its expense. All other expense for major reconstruction of the remaining portion of the railroad spur shall be borne equally by the parties.

2. Grantor retains an easement to use and maintain the gas line that is on the westerly line of said property and is 5 feet wide. Grantor agrees that if the gas line interferes in any way with any construction use of the property by Grantee, Grantor will move said gas line at Grantor's expense and Grantor further agrees that if it ceases to use said gas line, it will give notice to Grantee of said abandonment and said gas line easement will revert to the Grantee herein.

3. Easement for sewers parallel to South First Street, shown on a survey by Barge, Waggoner, Sumner & Cannon, Inc., dated June 6, 1980.

4. Right-of-way agreement between Louisville & Nashville Railroad and Foster & Creighton Company, as to construction, etc. of a spur track, of record in Book 340, page 627, R.O.D.C.T.

5. Right-of-way agreement for railroad between Lytle & Ralston and Louisville & Nashville Railroad, of record in Book 371, page 184, R.O.D.C.T.

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 does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out. And Grantor does further covenant and bind itself, its successors and representatives 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 persons, whomsoever.

Witness our hands this 10 day of JULY, 1980.

STEINER-LIFF IRON & METAL COMPANY

By: Nicholas S. Liff
Secretary-Treas.

Nicholas Liff-Ross

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared NOAH LIFF and MITCHELL S. MAGID with whom I am personally acquainted, and who, upon oath, acknowledged THEMSELVES to be PRESIDENT and SECY.-TREASURER respectively of the Steiner-Liff Iron & Metal Company, the within named bargainor, a corporation, and that THEY as such PRESIDENT and SECY.-TREASURER being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said NOAH LIFF as such PRESIDENT and attesting the same by the said MITCHELL S. MAGID as such SECY-TREASURER.

Witness my hand and seal, at office in Nashville, Tennessee, this 10 day of JULY, 1980.

Ann B. Dempsey
Notary Public

My Commission Expires:

My Commission Expires Jan. 22, 1981

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $122,000.00.

Anne Dale

SWORN to and subscribed before me this 11 day of July, 1980.

Nancy G. Webb
Notary Public

My Commission Expires:

April 17, 1983

F. 9.7.1.97

IDENTIF. REFERENCE

Jul 11 10 29 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			122000.00- CO	
			317.20 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	329.70-
9063A07/11/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 97.1 97

T
IDENTIF. REFERENCE

Jul 11 10 29 AM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 767371