THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ)
2700 First American Center
Nashville, TN 37238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Blake Steel Service, Inc. (NAME)	Same (NAME)	P/O 175-101
1211 Hook Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) BOOK 5832 PAGE 419	P/O 175-123
Middletown, Ohio 45042 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Hundred Five Thousand Two Hundred Fifty-Six ($105,256.00) *DOLLARS* cash in hand paid, the receipt of which is hereby acknowledged, The University of Tennessee and McDowell Development Corporation, a Tennessee corporation *have bargained and sold, and by these presents do transfer and convey unto the said* Blake Steel Service, Inc., an Ohio corporation, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract or parcel of land located in Davidson County, Tennessee, fronting on the easterly side of J. P. Hennessey Boulevard in Interchange City Industrial Park, said property being more particularly described on Exhibit A hereto, which is incorporated herein by reference.

This conveyance is expressly subject to the following:

1. A lien for 1981 real property taxes which are assumed by the Grantee.

2. Such drainage and utility easements, set back lines and other restrictions, requirements, and conditions which may be required or imposed by the Planning Commission of Metropolitan Nashville and Davidson County, Tennessee, or other governmental authorities in connection with the development of the property.

3. Easements for an existing railroad lead track granted to The Firestone Tire & Rubber Company by McDowell Development Corporation and The University of Tennessee on April 27, 1972, and recorded in Book 4626, page 224, Register's Office of Davidson County, and for a spur line granted to Morco Industries, Inc., of record in Book 5679, page 844, said Register's Office.

4. An easement for the trunk line of an existing sewer located between the railroad lead track and Hurricane Creek, said easement extending for 10 feet on either side of said sewer line, and being of record in Book 4699, page 585, said Register's Office.

5. Restrictions of record in Book 4673, page 508, Register's Office of Davidson County, Tennessee.

6. An easement for an existing power line granted by instruments of record in Book 4641, page 304 and Book 4727, page 993, said Register's Office.

7. An easement for the flow of Hurricane Creek.

By receipt and acceptance of this Deed, Blake Steel Service, Inc. hereby acknowledges its agreement for itself, its successors and assigns, that McDowell Development Corporation shall have the right to approve (which approval shall not be unreasonably withheld) prior to the commencement of construction, the building plans and specifications of any structure to be built upon the property herein conveyed, which rights of prior approval shall be covenants running with the land and shall be binding upon Grantee, its successors and assigns.

Blake Steel Service, Inc., upon receipt and acceptance of this conveyance, hereby grants to McDowell Development Corporation an easement for the construction and operation of a railroad spur line serving other property, said easement being sixty (60) feet in width and being located within a strip of property, the easterly border of which is the centerline of the existing lead spur serving The

Firestone Tire & Rubber Company, and the westerly border of which is a line parallel to, and two hundred twenty-five (225) feet west of, the centerline of said existing lead spur. McDowell Development Corporation shall have the right to locate said spur and sixty (60) feet easement at such location within said two hundred twenty-five (225) foot strip as McDowell determines appropriate, and McDowell shall have reasonable rights of ingress and egress over the property herein conveyed, including said two hundred twenty-five (225) foot strip, for the purpose of constructing said spur line, together with the right to change the elevation and grading of said two hundred twenty-five (225) foot strip in any manner reasonably necessary to construct said spur line. Notwithstanding the foregoing, McDowell Development Corporation and Blake Steel Service, Inc. agree to cooperate with each other so that the exercise of the rights herein retained by the former shall not interfere with the latter's use of or construction upon the property herein conveyed.

Blake Steel Service, Inc., upon receipt and acceptance of this conveyance, grants, bargains, sells, transfers, and conveys to the Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, a permanent sewer easement, said sewer easement extending for ten (10) feet on each side of an existing sewer line crossing the portion of the property described in Exhibit A and conveyed to Blake Steel Service, Inc. by The University of Tennessee, said existing sewer being located generally between Hurricane Creek and the easement granted to The Firestone Tire & Rubber Company for the existing railroad lead track. Said sewer easement herein granted shall contain the same terms and conditions as the easement granted by McDowell Development Corporation by instrument of record in Book 4699, page 585, Register's Office of Davidson County, Tennessee, and is being granted by the said Blake Steel Service, Inc., in order to confirm said conveyance and grant by McDowell Development Corporation.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 105,256.00

Subscribed and sworn to before me, this the 18th day of December 1981

Affiant

My commission expires: _____ (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as J. P. Hennessey Boulevard, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Blake Steel Service, Inc., its successors ~~heirs~~ *and assigns, forever.*

And Grantors *do covenant with the said* Blake Steel Service, Inc., its successors and assigns *that* they are *lawfully seized and possessed of* the portion of said land owned by each in the same; *fee simple; have a good right to convey it, and the same is unencumbered,* except as set forth above.

And Grantors *do further covenant and bind* themselves, their successors, *heirs and representatives, to warrant and forever defend the title to the said land to the said* Blake Steel Service, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed by their duly authorized officers on the dates appearing in the acknowledgments below, to make this conveyance on the 18th day of December, 1981.

ATTEST:
Carol Bailey
ASSISTANT SECRETARY

THE UNIVERSITY OF TENNESSEE
By: _____

ATTEST:
_____

McDOWELL DEVELOPMENT CORPORATION
By: _____

ATTEST:
William P. McGinn

BLAKE STEEL SERVICE, INC.
By: [illegible]

STATE OF TENNESSEE)
COUNTY OF Knox)

BOOK 5832 PAGE 421

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared E. H. Fly and Carol Bailey, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Vice President and Assistant Secretary, respectively, of The University of Tennessee, the within named bargainor, a university, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the university by E. H. Fly as such Vice President and attesting thereto by Carol Bailey as such Assistant Secretary.

WITNESS my hand and official seal at Knoxville, Tennessee, this 1st day of September, 1981.

Notary Public

My Commission Expires:
MY COMMISSION EXPIRES AUG. 22, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robert A. McDowell, Jr. and Charles Honeycutt, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Assistant Secretary, respectively, of McDowell Development Corporation, the within named bargainor, a corporation, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Robert A. McDowell, Jr. as such President and attesting thereto by Charles Honeycutt as such Assistant Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 17th day of December, 1981.

Notary Public

My Commission Expires:

January 20, 1985

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 105,256.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 17th DAY OF Dec. 1981.
Deputy Register

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 5832 PAGE 422

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas Blake and William P. McGuire, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Vice President, respectively, of Blake Steel Service, Inc., the within named bargainor, a corporation, and that they as such officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Thomas Blake as such President and attesting thereto by William P. McGuire as such Vice President.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of December, 1981.

Nancy L. Rosenau
Notary Public

My Commission Expires:

7/24/84

EXHIBIT A

BOOK 5832 PAGE 423

A tract of land in the second civil district of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin set on the easterly margin of J. P. Hennessy Drive, said iron pin being N 04° 15' E, 520.55' (as measured along the easterly right-of-way of J. P. Hennessy Drive) from the northwesterly corner of Lot No. 1, Section XV, Interchange City Industrial Park, of record in Book 4675, page 133, R.O.D.C., Tennessee; thence,

1) With the easterly right-of-way of J. P. Hennessy Drive N 04° 15' E, 225.00' to an iron pin set; thence,

2) Leaving the easterly right-of-way of J. P. Hennessy Drive S 85° 45' E, 903.40' to an iron pin set (a witness point to the center of Hurricane Creek) and continuing 45.00', for a total of 948.40', to the center of Hurricane Creek; thence,

3) With the center of Hurricane Creek S 23° 02' 55" W, 237.68' to a point; thence,

4) Leaving the center of Hurricane Creek N 85° 45' W, 53.89' to an iron pin set (a witness point to the center of Hurricane Creek) and continuing 817.92', for a total of 871.81', to the point of beginning, and containing 4.701 acres, as per survey by John W. Massey, dated August 25, 1981.

Being a portion of the same property conveyed to The University of Tennessee by warranty deed from A. E. McClanahan and wife, Mae McClanahan, of record in Book 4285, page 580, R.O.D.C., Tennessee, also being a portion of the same property conveyed to McDowell Development Corporation by installment deed from Lawson B. Nelson and wife, Sophia M. Nelson, of record in Book 4549, page 221, R.O.D.C., Tennessee, and Book 195, page 149, Register's Office of Rutherford County, Tennessee.

RUSH

IDENTIFICATION REFERENCE

DEC 18 3 41 PM '81

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

672666

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5832 PAGE 424

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
		105256.00-	CO	
		273.76	CO TX	
		.50	PRFEE	
		15.00	WDEED	
			CHECK	289.26-
3863A	12/18/81	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G72666

IDENTIF. REFERENCE

DEC 18 3 41 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 858769