30433

BOOK 6329 PAGE 635

SPECIAL WARRANTY DEED

THIS INDENTURE, is made the 26th day of June, 1984, between EDGCOMB METALS COMPANY, a Delaware corporation, with its mailing address: c/o The Williams Companies, P. O. Box 2400, Tulsa, Oklahoma 74101, (hereinafter called "Grantor") and EDGCOMB ACQUISITION CORPORATION, a Delaware corporation with its mailing address: P. O. Box 547, Nashua, New Hampshire 03061 (hereinafter called "Grantee");

W I T N E S S E T H:

That in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, Grantor does hereby sell and convey to Grantee, its successors or assigns certain real estate situated in the County of Davidson, the State of Tennessee, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with all the improvements thereon and all hereditaments and appurtenances thereunto belonging, and specially warrants title to the same, binding Grantor, its successors and assigns, against every person lawfully claiming title to the same or any portion thereof by, through, or under Grantor, but not otherwise, and subject to the encumbrances set forth in Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said described premises unto the Grantee, its successors and assigns forever.

This Instrument Prepared By:

B. Kenneth Cox, Jr.
Attorney at Law
Hall, Estill, Hardwick, Gable,
Collingsworth & Nelson
4100 Bank of Oklahoma Tower
One Williams Center
Tulsa, Oklahoma 74172

SEND FURTHER TAX BILLS TO GRANTEE WHOSE MAILING ADDRESS IS:

EDGCOMB ACQUISITION CORPORATION
c/o Edgcomb Steel of New England, Inc.
P.O. Box 547
Nashua, New Hampshire 03061

MAP AND PARCEL NUMBERS AS FOLLOWS:
No. 105-12-33
No. 105-12-34

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by its duly authorized officers and sealed with its corporate seal the date and year just above written.

Executed in the Presence of:

Marie K. Mathes

M J Meridian

EDGCOMB METALS COMPANY

By: Lawrence C. Littlefield Jr.
Lawrence C. Littlefield, Jr.
Vice-President - Finance

ATTEST: [SEAL]

By: Larry W. Sandel
Larry W. Sandel
Assistant Secretary

STATE OF Oklahoma)
) ss.
COUNTY OF Tulsa)

Before me, Sandra MacFarlane, a Notary Public of the State and County aforesaid, personally appeared Lawrence C. Littlefield, Jr. and Larry W. Sandel with whom I am personally acquainted or proved to me on the bases of satisfactory evidence, and who, upon oath, acknowledged themselves to be Vice-President and Assistant Secretary respectively of Edgcomb Metals Company, the within named bargainor, a corporation, and that they as such Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Lawrence C. Littlefield, Jr. as such Vice-President and attesting the same by the said Larry W. Sandel as such Assistant Secretary.

Witness my hand and seal, at office in Tulsa, Oklahoma this 26th day of June, 1984.

Sandra MacFarlane
Notary Public

My Commission Expires:

May 18, 1986
[SEAL]

Address of Property:

330 Woodycrest Avenue
Nashville, Tenn.

State of Tennessee
County of Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $925,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale. Thomas C. Scott

The above address is for statistical purposes only and is not part of this Deed.

Sworn to and subscribed before me this 29th day of June, 1984.

Sandra L. Poucher
Notary Public

My Commission expires:

1-18-87

FILE FROM TITLE INSURANCE COMPANY

EXHIBIT A

The following six parcels are located in the County of Davidson, State of Tennessee and described as follows:

TRACT NO. I: Land in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, described according to a copy of a survey thereof made by W. W. Turner Company, Engineers, September 3, 1953, as follows:

BEGINNING at a concrete monument on the southerly margin of the N. C. & St. L. Railroad right-of-way, said point being South 36° 10' West 100 feet from the center line of the north bound main tract of said railroad, and being 218.1 feet northwest from the westerly margin of Old Woodycrest Avenue, as measured along said Railroad right-of-way; thence South 1° 47' West 213.2 feet to an iron pin in the northerly margin of proposed Hutton Drive; thence with the margin of said Drive, North 88° 13' West 236.9 feet to a hub, and continuing with the margin of said Drive westwardly, along a curve 135 feet to a hub, and continuing with the same, North 53° 50' West 197.5 feet to a hub; thence leaving said Drive, and running North 36° 10' East 400 feet to a point in the southerly margin of said Railroad right-of-way at right angles to and South 36° 10' West 51 feet from the centerline of the north bound main tract of said Railroad; thence along the margin of said railroad right-of-way, South 53° 50' East 400 feet to a hub in the present right-of-way of the N. C. & St. L. Railroad; thence South 36° 10' West 49 feet to the beginning, containing 3.9 acres, more or less.

TRACT NO. II: A strip of land in the 6th Civil District of Davidson County, Tennessee, more particularly described as follows:

BEGINNING at the northwesterly corner of the strip of land quit-claimed by The Nashville, Chattanooga & St. Louis Railway to R. C. Mathews, Contractor, Inc., by an instrument dated February 10, 1953, recorded in Book 2156, page 528, Register's Office Davidson County, Tennessee; thence in an easterly direction along the said northerly boundary, a distance of 194.3 feet to a point; thence in a northerly direction along a line at right angles with said northerly boundary, a distance of 9 feet to a point; thence in a westerly direction along a line south of, parallel with and at all points 42.0 feet distance from the center line of the north bound main tract of the N. C. & St. L. Railway, a distance of 194.3 feet to a point; thence in a southerly direction along a line at right angles with said northerly boundary, a distance of 9 feet to the point of beginning. Being a part of the right-of-way of The Nashville Chattanooga & St. Louis Railway acquired under the provisions of Section 25, Chapter 1, Acts of Tennessee, 1845.46.

TRACT NO. III: Being in the 6th, formerly the 9th Civil District of said County, being described according to a survey made May 26, 1965, by James A. Hamilton, Jr., Engineer, as follows:

BEGINNING at an iron pin in the northerly margin of Herron Drive, at the southwesterly corner of the property conveyed to Jones & Laughlin Steel Corporation, by deed from The National Life and Accident Insurance Company, of record in Book 3865, page 145; said point also being 570.36 feet westwardly as measured along the northerly margin of said Herron Drive, from the southwesterly corner of Lot No. 135 on the Plan of Woodycrest, Section II, of record in Book 1835, page 56, Register's Office; thence with the margin of said Drive, North 53° 50' West 150 feet to an iron pin; thence leaving said Drive, North 36° 10' East 351 feet to a point in the southerly

right of way line of the Louisville & Nashville Railroad, formerly "N. C. & St. L. Railroad", said right of way line being 100 feet from and parallel to the centerline of the north bound main tract of said Railroad; thence with said right of way line, South 53° 50' East 150 feet to a point in the northwesterly line of the Jones & Laughlin property above referred to; thence with said Corporation line, South 36° 10' West 351 feet to the point of beginning.

TRACT NO. IV: Beginning at a point in the southwest right of way line of Louisville and Nashville Railroad Company (formerly The Nashville, Chattanooga & St. L. Railway) opposite Railroad Valuation Station 140+82.3, said point being four hundred (400) feet measured northwestwardly along said right of way line from the northwesterly corner of Lot No. 135, Plan of Woodycrest Subdivision, Section Two, of record in Book 1835, page 56, in the Register's Office, Davidson County, Tennessee, said point also being in Jones & Laughlin Steel Corporation's northwest property line; thence with said southwest right of way line of the Louisville and Nashville Railroad Company North 53° 50' West a distance of one hundred fifty (150) feet to a point; thence North 36° 10' East a distance of fifty-eight (58) feet to an iron pin, said pin being forty-two (42) feet measured southwestwardly at right angles from a point in the center line of the northbound main tract of the Chattanooga Division of the railroad of the Louisville and Nashville Railroad Company; thence South 53° 50' East along a line forty-two (42) feet southwestwardly from and parallel to said center line of northbound main tract a distance of one hundred fifty (150) feet to an iron pin in the northwest corner of the property of Jones & Laughlin Steel Corporation; thence South 36° 10' West along Jones & Laughlin Steel Corporation's northwest property line a distance of fifty-eight (58) feet to the point of beginning, containing twenty hundredths (0.20) acre, more or less.

TRACT NO. V: Being Lot No. 135 on the Plan of Woodycrest Section II as of record in Book 1835, page 56, Register's Office for said County, and described according to a survey made by James A. Hamilton, Jr. Engineer, dated February 5, 1966, as follows:

Beginning at a point in the west margin of Woodycrest Avenue, at the south line of the right of way of the N. C. & St. L. Railroad; thence with the margin of said Avenue, south 1° 47' west 70 feet to a point at the beginning of a curve; thence around said curve, southwesterly 31.42 feet to a point in the northerly margin of Herron Drive; thence with the margin of the same, north 88° 13' west 160 feet to a point; thence north 1° 47' east 213.2 feet to a point in the south right of way line of the N. C. & St. L. Railroad; thence with the same south 53° 50' east 218.1 feet to the point of beginning.

TRACT NO. VI: Beginning at a point in the southwest right of way line of the Louisville and Nashville Railroad Company, said point being one hundred (100) feet measured southwestwardly at right angles from the centerline of the northbound main tract of the Chattanooga Division of the railroad of the Louisville and Nashville Railroad Company at Valuation Station 147+60.99, which point is eleven hundred fifty-eight and one hundredth (1158.01) feet measured northwestwardly along said center line of northbound main tract from Mile Post 3 from Nashville, Tennessee; thence North 53°

50' West along the southwest right of way line of the Louisville and Nashville Railroad Company one hundred (100) feet southwestwardly from and parallel to said center line of northbound main tract a distance of two hundred seventy-eight and sixty-nine hundredths (278.69) feet to a point opposite Valuation Station 144+82.3, said point being in the southeast corner of a tract of land conveyed to R. C. Mathews Contractor, Inc. by The Nashville, Chattanooga & St. Louis Railway by deed dated August 4, 1952, thence North 36° 10' East a distance of forty-nine (49) feet to a point in the northeast corner of a tract of land conveyed to R. C. Mathews Contractor, Inc. by deed dated February 10, 1953; thence North 53° 50' West along the northeast line of said conveyance of February 10, 1953, a distance of two hundred five and seven hundredths (205.07) feet to a point opposite Valuation Station 142+76.6 said point being in the southeast corner of a tract of land conveyed to the National Life and Accident Company by The Nashville, Chattanooga & St. Louis Railway by deed dated April 15, 1957; thence North 36° 10' East along the southeast line of said conveyance to National Life and Accident Company a distance of nine (9) feet to a point, said point being forty-two (42) feet measured southwestwardly at right angles from the center line of said northbound main tract at Valuation Station 142+76.6; thence South 53° 50' East along a line forty-two (42) feet southwestwardly from and parallel to said center line of northbound main tract a distance of four hundred eighty-four and thirty-nine hundredth (484.39) feet to a point opposite Valuation Station 147+60.99; thence South 36° 10' West a distance of fifty-eight (58) feet to the point of beginning, containing forty-one hundredths (0.41) acre, more or less.

Being the same property conveyed to Edgcomb Metals Company by deed from Jones & Laughlin Steel Corporation as of record in Book 5259, page 553, Register's Office for Davidson County, Tennessee.

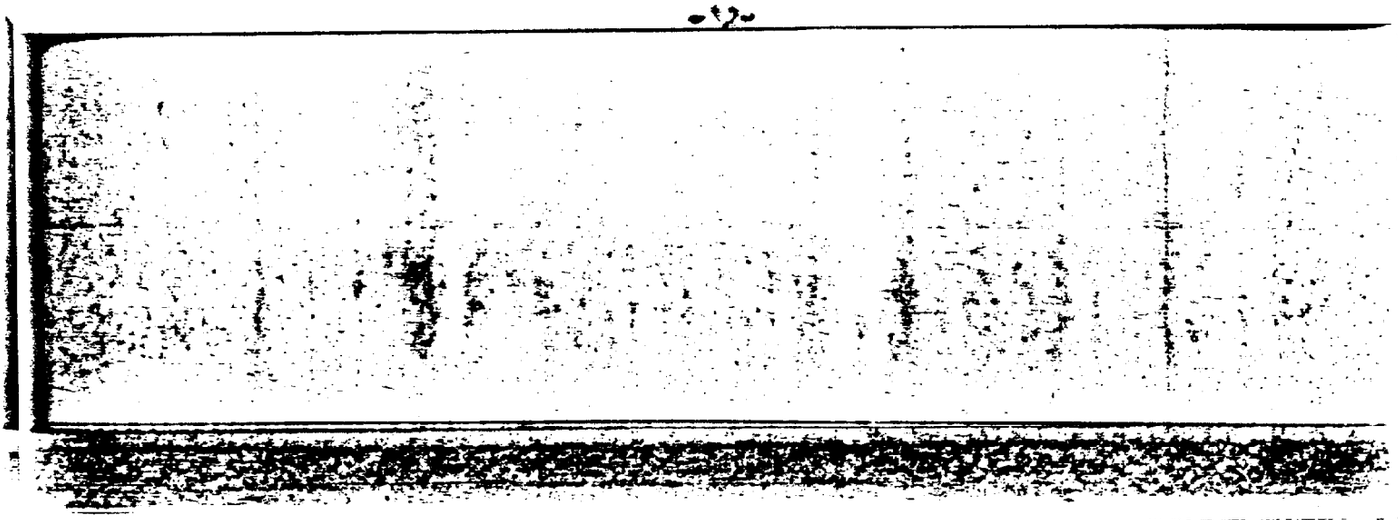


Exhibit B

Permitted Exceptions

Nashville, Davidson County, Tennessee

1. By instrument of record in Book 1065, page 231, said Register's Office, Dr. Charles Brower executed a permit to Southern Bell Telephone & Telegraph Company to cut and trim all trees and brush within an area of 12 feet from their lines or wires.

2. The recorded plan shows an Owner's Certificate, a 60 foot setback line from Woodycrest Avenue, which was amended to 45 feet by instrument in Book 2029, page 459, Register's Office, and a 15 foot setback line from a 50 foot unnamed street on the south of the lot, now Herron Drive, and shows a 10 foot easement for public utilities along the westerly line of the lot. (TRACT NO. 5 ONLY)

3. An agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage dated July 22, 1970, conveying unto Metropolitan Government of Nashville and Davidson County, Tennessee, a permanent easement and/or right-of-way to construct, operate, maintain, repair, replace and inspect sanitary sewers and/or drainage, not of record.

4. An agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage dated May 30, 1973, conveying unto Metropolitan Government of Nashville and Davidson County, Tennessee, a permanent easement and/or right-of-way to construct, operate, maintain, repair, replace and inspect sanitary sewers and/or drainage, of record in Book 4720, page 479, Register's Office for Davidson County, Tennessee.

I 33480

IDENTIF. REFERENCE

JUL 2 12 03 PM '84

FELIX... REGISTER
DAVIDSON COUNTY, TN

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
			925000.00- CAMT.	
			2405.00 CSTAX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK 2423.50-	
01	80A	07/02/84	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 3 4 8 0

IDENTIF. REFERENCE

JUL 2 12 48 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0049351