SPECIAL WARRANTY DEED

FROM: Clarklift of Mid-Tennessee, Inc.

TO: Jefferds Corporation

This instrument was prepared by:
William B. Drescher
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:
Jefferds Corporation
P. O. Box 757
St. Albans, W.Va. 25177

Send Tax Bills To: Same

Map-Parcel Numbers
107-00-0 105.00

Field Book Numbers
03DZ 11831

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is Seven Hundred Twenty-One Thousand and 00/100 Dollars ($721,000.00).

David F. Toland V.P.
Affiant

SUBSCRIBED AND SWORN TO before me, this 29th day of April, 1985.

Kathleen Patterson
Notary Public

My Commission Expires: JT July 1986

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Clarklift of Mid-Tennessee, Inc. ("Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Jefferds Corporation ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Being a tract of land in the First Civil District of Davidson County, Tennessee, being Lot No. 4 as shown on Metropolitan Industrial Park, Phase II, Section Thirteen, as of record in Book 5190, Page 470, Register's Office for Davidson County, Tennessee, located between Air Lane Drive and Interstate 40 East and being more particularly described as follows:
>
> Beginning at a point located in the southerly margin of Air Lane Drive, said point being 1,570.63 feet more or less in an easterly direction along said road margin from its intersection with the southerly margin of Elm Hill Pike at the northerly terminus of a 25-foot radius return;
>
> Thence, following the southerly margin of Air Lane Drive north 62° 22' east for a distance of 37.04 feet to a point;

Thence, with a curve to the right having a radius of 370.00 feet, a central angle of 43° 36' right, for a distance of 281.56 feet to a point;

Thence, leaving the aforementioned road margin and following a new line south 16° 00' west for a distance of 250.82 feet to a point;

Thence, south 17° 59' east, a distance of 252.31 feet to an iron pin in the northerly margin of Interstate 40;

Thence, following said Interstate margin south 72° 01' west for a distance of 112.08 feet to a point in a 48-inch tree stump;

Thence, south 75° 08' west, a distance of 53.00 feet to a point;

Thence, leaving the northerly margin of Interstate 40 and following a new line north 17° 59' west for a distance of 509.01 feet to the point of beginning.

Containing 2.41 acres, more or less.

Being the property conveyed to Clarklift of Mid-Tennessee, Inc. by deed from Metropolitan Industrial Park, Inc., of record in Book 5683, page 131, said Register's Office.

This is improved property, known as 1855 Air Lane Drive, Nashville, Tennessee.

This conveyance is expressly made subject to the encumbrances set forth on Exhibit A hereto.

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 heirs, successors, and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth in Exhibit A hereto to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns, 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, claiming by, through, or under Grantor, but not otherwise, and except as to those matters set forth in Exhibit A to which this conveyance is expressly made subject.

Witness our hands this 29th day of April, 1985.

CLARKLIFT OF
MID-TENNESSEE, INC.,
a Tennessee corporation

By: _____
Lawrence J. Naramore, Jr.,
President

By: _____
James G. Tuttle, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6546 PAGE 603

Before me, Kathleen Patti Snow, a Notary Public of the State and County aforesaid, personally appeared Lawrence J. Naramore, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of CLARKLIFT OF MID-TENNESSEE, INC., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at Office in Nashville, this 29th day of April, 1985.

_____
Notary Public

My Commission Expires: 7-27-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Kathleen Patti Snow, a Notary Public of the State and County aforesaid, personally appeared James G. Tuttle, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Secretary (or other officer authorized to execute the instrument) of CLARKLIFT OF MID-TENNESSEE, INC., the within named bargainor, a corporation, and that he as such Secretary executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Secretary.

Witness my hand and seal, at Office in Nashville, this 29th day of April, 1985.

_____
Notary Public

My Commission Expires: 7-27-86

EXHIBIT A

ENCUMBRANCES

1. Deed of Trust executed by Clarklift of Mid-Tennessee, Inc., to Robert D. Tuke, Trustee, of record in Book 5742, page 920, dated as of May 8, 1981, Register's Office for Davidson County, Tennessee, to secure to The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, the payment of a note in the amount of $575,000.00; as assigned to Clark Equipment Credit Corporation, by assignment dated as of May 8, 1981, of record in Book 5742, page 944, said Register's Office.

2. Second Deed of Trust executed by Clarklift of Mid-Tennessee, Inc., to Robert D. Tuke, Trustee, dated as of May 8, 1981, of record in Book 5742, page 928, said Register's Office, to secure to The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, the payment of a note for $220,000.00; as assigned to Clark Equipment Credit Corporation, by an assignment dated as of May 8, 1981, of record in Book 5742, page 951, said Register's Office.

3. Taxes for 1985, a lien, but not yet due and payable. 1984 Taxes Paid.

4. Restrictions of record in Book 4205, page 437, in Book 4214, page 851, and in Book 4801, page 240, said Register's Office.

5. Sewer easements of record in Book 5202, page 243, and in Book 5275, page 486, said Register's Office.

6. Subject property is bounded by Interstate Highway I-40, which is a controlled access highway, and there is no right of ingress or egress from subject property onto said highway.

7. Owners Certificate, setback lines, utility, drainage and sewer easements shown on the Plan of Lot No. 4, Metropolitan Industrial Park, Phase II, Section Thirteen, of record in Book 5190, page 470, said Register's Office.

8. Financing Statement executed by Clarklift of Mid-Tennessee, Inc., as Debtor, to The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County as Secured Party recorded May 8, 1981, in Book 5742, page 936, said Register's office.

9. Financing Statement executed by Clarklift of Mid-Tennessee, Inc., as Debtor, to The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County as Secured Party, recorded May 8, 1981, in Book 5742, page 939, said Register's Office.

10. Financing Statement executed by Industrial Development Board of Metropolitan Government of Nashville and Davidson County as Debtor, to Clark Equipment Credit Corporation as Secured Party, recorded May 8, 1981, in Book 5742, page 958, said Register's office.

11. Financing Statement executed by Industrial Development Board of Metropolitan Government of Nashville and Davidson County as Debtor, to Clark Equipment Credit Corporation as Secured Party, recorded May 8, 1981, in Book 5742, page 961, said Register's office.

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IDENTIF. REFERENCE

MAY 2 8 46 AM '85

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

7210[illegible].00- CAMT.
1674.60 CSTAX
.50 PRFEE
16.00 MDEED
CHECK 1690.10-
3506A05/02/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1057

IDENTIF. REFERENCE

MAY 2 8 46 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 130301