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This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
Pinkert Steel Company, Inc. 4106 Production Way Nashville, TN 37218	Same	Map 68, Parcel 70

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, STEWART STEEL CORPORATION, the Grantor herein, has bargained and by these presents does transfer and convey unto PINKERT STEEL COMPANY, INC., the Grantee herein, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

Property on EXHIBIT A attached hereto.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. 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 except for items noted on Exhibit B hereto. Grantor does further covenant and bind itself, 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.

WITNESS our hands this 10 day of December, 1985.

STEWART STEEL CORPORATION

By: James W. Stewart

Title: Pres.

FEE EXEMPT

FELIX 2. HUSSEY, REGISTER
DAVIDSON COUNTY, TN

Dec 10 3 03 PM '85

IDENTIFICATION REFERENCE

5 9 9 1 4

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

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Before me, Leta J. Meek of the state and county aforesaid, personally appeared James W. Stewart, 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 Stewart Steel Corporation, 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, Tn this 10th day of December, 1985.

Leta J. Meek
NOTARY PUBLIC

LETA J. MEEK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

1/18/87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $3,041,575.10 — This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed this 10th day of December, 1985.

Leta J. Meek
Notary Public

LETA J. MEEK NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:

1/18/87

WHB/g

EXHIBIT A

A 32.40-acre tract, more or less, in the Second Civil District of Davidson County, Tennessee, located between the Cumberland River and Old Hydes Ferry Pike and/or Illinois Central Gulf Railroad and more particularly described as follows:

BEGINNING at an iron pin on the southern Terminus of Amy Lynn Drive, said point being the common front corners of Lots 1 and 2 of Wright and Hailey Industrial Property of record in Book 5200, page 8, Register's Office for Davidson County, Tennessee; thence, leaving said point South 81° 35' East, 1100.00 feet to a concrete monument; thence, at right angles, South 8° 25' West, passing a witness monument at 1,500.00 feet, in all a total distance of 1,590.00 feet, more or less, to a point in the Cumberland River; thence, northwesterly 1,227 feet, more or less, to a point, said point being the common rear corner of Lots 1 and 2; thence, with the margin of said lots, North 7° 14' East, passing a witness monument at 80 feet, more or less, in all a total distance of 1,005.91 feet to the point of beginning.

TOGETHER with an easement for ingress and egress all as more fully described in the deed from Sidney T. Wright and Joan W. Wright to First Tennessee Bank, N.A. Nashville of record in Book 5677, page 729, Register's Office for said County.

TOGETHER with an easement for the maintenance, care and use of a railroad spur line all as more fully described in said easement from James W. Stewart, Trustee, to Stewart Steel Corporation, of record in Book 6548, page 863, and a corrected Easement of record in Book 6731, page 912, Register's Office for said County.

TOGETHER with all buildings, structures and other improvements now or hereafter located on all or any part of the Property;

TOGETHER with all rights, title and interest of Grantor in and to the minerals, royalties, gas rights, water, water rights, water stock, flowers, shrubs, crops, trees, timber and other emblements now or hereafter located on, under or above all or any part of the Property;

TOGETHER with any and all tenements, hereditaments, easements and appurtenances thereunto belonging or in any wise appertaining, and any and all reversions, remainders, rents, issues and profits thereof;

TOGETHER with all machinery, apparatus, equipment, fittings, fixtures, whether actually or constructively attached to the Property, and including all domestic and ornamental fixtures, and articles of personal property of every kind and nature whatsoever necessary for or incidental to the operation of any building on the Premises, now located in, upon or under the Premises or any part thereof and used or usable in connection with any operation of the Property and now owned by Grantor;

TOGETHER with any and all leases and contracts affecting the Property both presently existing and hereafter arising, and all rents, income, or profits which are now due or may hereafter become due by reason of the renting, leasing or bailment of the Premises; and

Being the same property conveyed to Stewart Steel Corporation by Deed of record in Book 5952, page 16, Register's Office for Davidson County, Tennessee.

This is improved property known as 4106 Production Way, Nashville, Tennessee 37218.

WHB/kwg

Exhibit B

1. 1985 taxes now due and payable in the amount of $43,574.26 but not delinquent. (Map 68, Parcel 70).

2. The Plan of record in Book 5200, page 8, said Register's Office, shows an owner's certificate, a 15-foot easement for public utility purposes and drainage along the westerly property line and said plan contains notes 1 thru 6, and an easement for railroad spur tracks, and easement for flowage to U.S. A. of record in Book 2155, page 311, shown on recorded plan in Book 5200, page 8, said Register's Office.

3. Deed of Trust from Stewart Steel Corporation to Third National Bank in Nashville as Trustee for The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5952, page 21, Register's Office for Davidson County, Tennessee, in the original principal amount of $5,400,000.00.

4. Assignment of Leases and Rentals between Stewart Steel Corporation and The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County and Third National Bank in Nashville, as Trustee of record in Book 6565, page 362, said Register's Office.

5. Financing Statement from Stewart Steel Corporation to The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County of record in Book 5952, page 81, said Register's Office.

/smb-4

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

CO. 3.041,575.10

7980.16 DSTAX
.50 PRFEE
18.80 MBETA
CHECK 7980.66-
49854 12/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5914

IDENTIFICATION REFERENCE

DEC 10 3 53 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 199998