File 37

Address New Owner:	Map-Parcel Numbers:
Tennessee Metal Corporation 1718 J.P. Hennessey Drive Lavergne, Tennessee 37086	175-123
Send Tax Bills To:	**Address of Mortgagee:**
c/o Sumitomo Corporation of America 875 North Michigan Avenue Chicago, Illinois 60611 Attention: CGODZ	

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

BOOK 7180 PAGE 385

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, INTERCHANGE CITY ASSOCIATES, LTD., a Tennessee limited partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Tennessee Metal Corporation, a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters listed on Exhibit B which is attached hereto and incorporated herein by this reference.

This is unimproved property, known as Tract 217B-1, Interchange City, Lavernge, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $181,471.50.

TENNESSEE METAL CORPORATION
By: [signature]
Affiant Masao Nakahata
Secretary

Subscribed and sworn to before me this 25th day of March, 1987.

[signature] John R. Haynes
Notary Public
My Commission Expires: 11/13/90

NOTARY PUBLIC AT LARGE

TO HAVE AND TO HOLD the said Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 25th day of March, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

INTERCHANGE CITY ASSOCIATES, LTD.

By: AFPC Equity Investors, Ltd.
General Partner

By: W. Gerald Ezell
W. Gerald Ezell,
General Partner

STATE OF Tennessee
COUNTY OF Davidson

Before me, Noralee K. Gamble, a Notary Public in and for the County and State aforesaid, personally appeared W. Gerald Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Partner of AFPC Equity Investors, Ltd., a limited partnership, which limited partnership is a general partner of INTERCHANGE CITY ASSOCIATES, LTD., the within named bargainor, a Tennessee limited partnership, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of AFPC Equity Investors, LTd. as general partner on behalf of the limited partnership by himself as General Partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 25th day of March, 1987.

Noralee K. Gamble
Notary Public

My Commission Expires: 5-13-90

EXHIBIT A

A tract of land in the Second Civil District of Metro Nashville-Davidson County, Tennessee, being more fully described according to a survey made by Ragan, Smith, Murphy & Associates, Inc., dated 3/4/87 revised 3/23/87, Job No. 84-095, being Tract 217-B-1, to-wit:

To reach the point of beginning from an iron pin on the east right-of-way line of J. P. Hennessy Blvd., a 60' road, at the northwest corner of Section XV of Interchange City Industrial Park as recorded in Book 4675, page 133, R.O.D.C., Tennessee proceed with the east right-of-way line of J.P. Hennessy Blvd. N 5 deg. 50' 35" E 208.96' to an iron pin set, the point of beginning; thence 1. With the east right-of-way line of J. P. Hennessy Blvd., N 5 deg. 50' 35" E 310.00' to a P.K. nail set in a drive at the southwest corner of Section XXX Interchange City Industrial Park, as recorded in Book 5190, page 595, R.O.D.C., Tennessee; thence, 2. With the south line of Section XXX S 84 deg. 13' 51" E 821.81' to a witness iron pin and containing 50' more for a total of 871.81' to a point in Hurricane Creek; thence, 3. With Hurricane Creek S 27 deg. 42' 47" W 334.21' to a point witnessed by an iron pin which bears N 84 deg. 13' 51" W 22.76' from the point; thence, 4. N 84 deg. 13' 51" W 747.31' to the point of beginning and containing 250,950 square feet or 5.761 acres more or less.

Being a part of the property conveyed to Interchange City Associates, Ltd., from McDowell Development Corporation as of record in Deed Book 6381, page 227, Register's Office of Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the current year which have been prorated between the parties.

2. Restrictive covenants contained in instrument of record in Book 4673, page 508, Register's Office for Davidson County, Tennessee.

3. The survey of Ragan, Smith, Murphy & Associates, Inc., and surveyor's report dated 3/4/87, revised 3/23/87, Job No. 84-095, shows:

   a. A 60 foot railroad easement (Firestone Railroad spur) which runs north to south in the easterly portion of the property and of record in Book 4626, page 224, of said Register's Office. The railroad easement serves adjacent properties.

   b. A 70 foot electrical power easement with power poles and lines which runs from the northeast corner in a southwesterly direction and of record in Book 4727, page 993, of said Register's Office. The power line and poles serves adjacent properties.

   c. A 20 foot sanitary sewer easement with 12 inch pipe and manholes along the eastern boundary and of record in Book 4699, page 585. The sewer easement serves adjacent properties.

   d. Easement for the flow of Hurricane Creek, along the eastern boundary.

   e. A portion of the premises east of the railroad track lies within the one hundred year flood plain.

   f. A fire hydrant is located on the west property line with J.P. Hennessy Blvd.

   g. Driveway pavement and curb are located at the northwest corner.

0 7 8 4 9

IDENTIFICATION REFERENCE

MAR 25 3 36 PM '87

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 7180 PAGE 389

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

15 47.50- CASH
000.00 CHECK
.50 MISC
12.00 MORT
CHECK 59.50-
03/25/87 TAX .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

RECEIVED FOR RECORD
Mar 25 3 36 PM '87
DAVIDSON COUNTY, TENN.

No. 61453