STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $360,000.00.

Affiant, President

Box 44

This instrument was prepared by:
GULLETT, SANFORD, ROBINSON & MARTIN
230 Fourth Avenue North
Metropolitan Federal Building
Third Floor
Nashville, Tennessee 37219

Subscribed and sworn to before me, this 7th day of June, 1990.

NOTARY PUBLIC

My Commission Expires: 9-14-90

Address new owner:	Send Tax Bills to:	Map-Parcel Numbers
Steiner-Liff Iron & Metal Company 710 South First Street Nashville, Tennessee 37213	SAME	093-07-015 17W 15570

SUCCESSOR TRUSTEE'S DEED

WHEREAS, MID TENN. TRACTOR CO., INC., by a Commercial Loan Deed of Trust, Assignment of Rents and Security Agreement (the "Deed of Trust") dated January 30, 1987, of record in Book 7124, page 537, Register's Office for Davidson County, Tennessee, re-recorded in Book 7202, page 905, Register's Office for said County, and amended by Amendment to Deed of Trust of record at Book 7202, page 911, Register's Office for Davidson County, Tennessee, conveyed to Glenn Lawrence, Trustee, the hereinafter real property to secure the payment to Metropolitan Federal Savings and Loan Association of indebtedness more fully described in said Deed of Trust, which indebtedness is held and owned by Metropolitan Federal Savings and Loan Association; and

WHEREAS, Metropolitan Federal Savings and Loan Association appointed Wesley D. Turner as Successor Trustee by an Appointment of Successor Trustee of record in Book 8095, page 438, aforesaid Register's Office; and

WHEREAS, default was made in payment of the indebtedness; and

WHEREAS, the owner and holder of the indebtedness demanded that the Successor Trustee sell the subject property in accordance with the terms of the Deed of Trust; and

WHEREAS, pursuant to instructions of Metropolitan Federal Savings and Loan Association, the Successor Trustee advertised said property for sale in

accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in The Nashville Record on May 10, 1990, May 17, 1990 and May 24, 1990; and

WHEREAS, the Successor Trustee, as required by the terms of the Deed of Trust, offered said property for sale to the highest bidder for cash, at public outcry, at the south door of the Davidson County Courthouse in Nashville, Tennessee, at 10:00 a.m. on June 1, 1990, and Steiner-Liff Iron & Metal Company, a Tennessee corporation, being the highest and best bidder thereof, became the purchaser of said property at and for the sum of Three Hundred Sixty Thousand and 00/100 ($360,000.00) Dollars.

NOW, THEREFORE, WESLEY D. TURNER, in his capacity as Successor Trustee, and not otherwise, in consideration of the premises and payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to **STEINER-LIFF IRON & METAL COMPANY**, a Tennessee corporation, and its successors and assigns, certain real property, situated in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 and parts of Lots No. 2, 3 and 4, Block "D"; Lots No. 1, 2, 3, 4 and part of 5, Block "F"; Lots No. 1 and 2 and part of Lot No. 3, Block "H"; part of Lawton Street, east of South Third Street; part of an alley lying between said Lawton Street and Benedict Street and east of said Third Street; the easterly half of South Third Street between first alley north of Lawton Street and Benedict Street; the south part of the first alley south of Sylvan Avenue east of said South Third Street; and part of Benedict Street on the Plan of Woods' Subdivision of the Blood Estates, as of record in Book 161, page 82, Register's Office for said County, described according to a survey made by Hickerson-Miller Engineers-Surveyors, May 12, 1959, as follows:

BEGINNING at the intersection of the center line of Benedict Street and South Third Street; thence with the center of said Benedict Street, North 50 deg. 06 min. East 361 feet more or less, to the southwesterly right-of-way line of the proposed Interstate Highway; thence with the same, North 40 deg. 55 min. West 433 feet and North 61 deg. 45 min. West 251 feet, more or less, to the center of a 15 foot alley; thence with the same, South 65 deg. 16 min. West 77 feet, more or less, to the intersection of the center of said alley and center of said South Third Street; thence with the center of said South Third Street, South 24 deg. 15 min. East 713 feet, more or less, to the beginning.

Being the same property conveyed to Mid Tenn. Tractor Co., Inc., a Tennessee corporation, by deed from A. M. Manning and wife, Mai Manning, of record in Book 7089, page 586, Register's Office for Davidson County, Tennessee.

This property is located at 301 Crutcher Street, Nashville, Tennessee 37213.

This conveyance is subject to:

1. Any and all unpaid taxes that may be a lien against said property.

2. Deed from Jacobs H. Doyle and wife, to Dennis E. White and E. W. Manning, of record in Book 2907, page 553, Register's Office for said County, dated May 25, 1959, contains the following provisions:

   The right and privilege to ingress and/or egress to and from said proposed state highway located on the east side of the property herein conveyed is hereby expressly excepted from this conveyance.

3. Title to that portion of the premises embraced within the bounds of any streets, roads or highways and alleys.

4. Easement for 60 inch sewer across premises shown as sewer No. 109-A on the Plans in the Office of the City Engineer of the City of Nashville.

5. Exceptions to easement and provisions contained therein all as set out in instrument of record in Book 3885, page 736, Register's Office for said County.

6. Easement for sewer of record at Book 2907, page 553, Register's Office for said County.

7. Lack of direct access to and from controlled access highway.

8. Lease Agreement by and between A. M. Manning and Lamar Advertising of Tennessee dated August 3, 1977, of record at Book 5629, page 415, Register's Office for said County.

9. Rights of parties in possession.

10. Easements or claims of easements not shown by the public records.

11. Matters which an accurate survey of the premises would disclose.

12. Any other matters not subordinate to the Deed of Trust foreclosed upon.

TO HAVE AND TO HOLD the aforesaid real estate free from all legal, equitable, and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned, in his capacity as Successor Trustee, and not otherwise, has the power to convey the same. Wesley D. Turner, as Successor Trustee, and not otherwise, warrants the title to said property to Steiner-Liff Iron & Metal Company, and its successors and assigns, against the lawful claims of all persons claiming by, through or under him, but not otherwise.

IN WITNESS WHEREOF, this instrument has been executed on this the 6th day of June, 1990.

Wesley D. Turner, Successor Trustee
Wesley D. Turner,
Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **WESLEY D. TURNER**, Successor Trustee, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 6th day of June, 1990.

Notary Public

My Commission Expires: 4-11-90

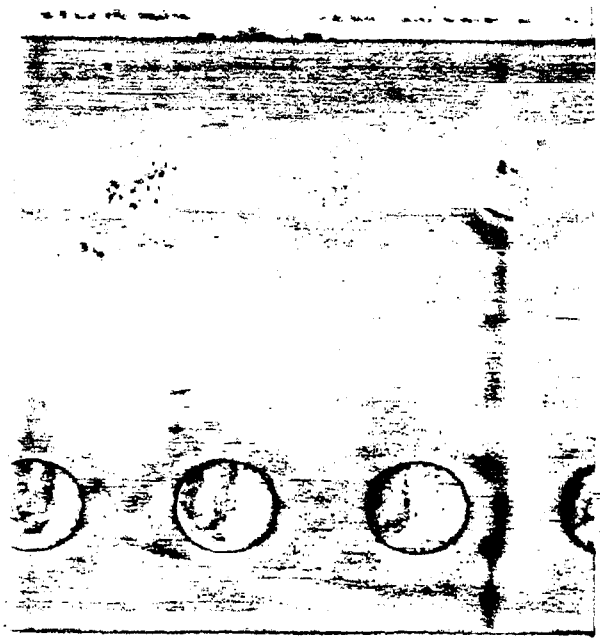
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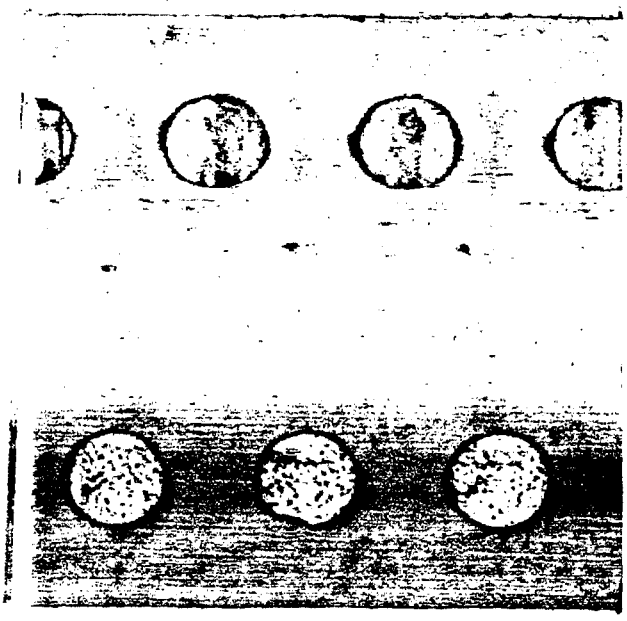
3.1915

IDENTIFICATION REFERENCE

JUN 7 12 10 PM '90

DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8125 PAGE 932

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

MAMT 360000.00

ERR CO

MAMT 360000.00-

CAMT 360000.00

CON TX 1188.00

PRFEE 1.00

WDEED 12.00

TOTAL 1201.00

CHECK 1201.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/07/90 01 12:18 0001 B101

3. 1. 9. 1- 5.

IDENTIFICATION REFERENCE

JUN 7 12 18 PM '90

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 325778