This [illegible]
J. [illegible]
[illegible] N.
[illegible]
NASHVILLE, TENNESSEE 37210

ADDRESS NEW OWNER:

S.C.I. Properties, Inc.
1419 Lake Cook Road
Deerfield, IL 60015

SEND TAX BILLS TO:

S.C.I. Properties, Inc.
c/o Gary Rudenberg
Warady & Davis
7383 North Lincoln Ave.
Lincolnwood, IL 60646

MAP-PARCEL NOS.:

Map 93-12
Parcel 7

BOOK 8774 PAGE 458

WARRANTY DEED

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, Carolina Steel Corporation, a North Carolina corporation, as successor by merger to Mid-State Steel, Inc., a Tennessee corporation (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey unto S.C.I. Properties, Inc., an Illinois corporation (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference, together with all improvements, buildings and structures located thereon and all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property known as 407 Driftwood Street, Nashville, Tennessee 37210.

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

And Grantor covenants with Grantee that it is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered, except to the extent otherwise set forth in Exhibit B hereto. Notwithstanding anything to the contrary contained herein or in Exhibits A or B hereto, Grantor makes no warranty as to the amount of acreage contained in the Property.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on this 30th day of October, 1992.

CAROLINA STEEL CORPORATION, as successor by merger to Mid-State Steel, Inc.

By: W. Dennis Griffith
W. Dennis Griffith,
President - Service Center Division

60436

IDENTIFICATION REFERENCE

Nov 3 11 11 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

2491 11/03 0101 03CHECK 4831.00

STATE OF ILLINOIS)
COUNTY OF Cook)

Personally appeared before me, Barry R Katz, Notary Public, W. Dennis Griffith, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President - Service Center Division of Carolina Steel Corporation, a North Carolina corporation, as successor by merger to Mid-State Steel, Inc., a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 30 day of October, 1992.

Barry R Katz
Notary Public

My Commission Expires:

" OFFICIAL SEAL "
BARRY R. KATZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/24/95

STATE OF ILLINOIS)
COUNTY OF Cook)

The actual consideration or value, whichever is greater, for this transfer is $1,300,000.00.

W. Dennis Griffith
Affiant

Subscribed and sworn to before me this 30 day of October, 1992.

Barry R Katz
Notary Public

My Commission Expires:

" OFFICIAL SEAL "
BARRY R. KATZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/24/95

wp:gcCARwd

EXHIBIT A

Being Lot No. 2 on the Plan of the Resubdivision of Part of Lot Nos. 3, 4, 5, 6 and 8 on the Oxmoor Tract Plan, of record in Plat Book 8250, page 85, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning in the westerly margin of Driftwood Street northerly 292.38 feet, more or less, from the centerline extended of Nestor Street, a southeasterly corner of said Lot No. 2 and the northeasterly corner of Lot No. 1 on the Plan aforesaid of record in Plat Book 8250, page 85, said Register's Office; thence, with the northerly line of said Lot No. 1, N 82 degrees 52 minutes W 449.62 feet to a point in the easterly margin of Interstate I-65; thence, with said easterly margin of Interstate I-65, N 6 degrees 08 minutes W 3.66 feet to an iron pin; thence, with the easterly line of the State of Tennessee property, of record in Book 2903, page 193, said Register's Office, N 7 degrees 00 minutes E 376.10 feet to a witness iron pin; thence, continuing with said easterly line of the State of Tennessee property, N 15 degrees 52 minutes W 90.7 feet, more or less, to the approximate ordinary high water line of the Cumberland River; thence, northeasterly and upstream, generally following the meanderings of said water line, 793.8 feet, more or less, to the westerly line of the Metropolitan Government/Metro Transit Authority property, of record in Book 8410, page 150, said Register's Office; thence, with the westerly line of said Metropolitan Government/Metro Transit Authority property, S 7 degrees 00 minutes W, passing a witness iron pin at 61.4 feet, more or less, and continuing on, in all, 240 feet, more or less, to a point; thence, with the northerly line of said Metropolitan Government/Metro Transit Authority property, S 77 degrees 00 minutes W 288.21 feet to the westerly margin of Driftwood Street; thence, with said westerly margin of Driftwood Street, S 7 degrees 00 minutes W, 364.52 feet to the point of beginning, containing 7.10 acres, more or less.

Being part of the same property conveyed to Mid-State Steel and Roofing, Inc. (changed to Mid-State Steel, Inc., by Amendment to Charter filed March 13, 1953, in the Office of the Secretary of State of Tennessee, Minute Book P-37, page 307, and of record in Book 2008, page 584, Register's Office for Davidson County, Tennessee) by deed from Mid-Tenn Company, Inc., of record in Book 2096, page 593, said Register's Office; conveyed to Mid-State Steel, Inc., by quitclaim deed from Cumberland Storage and Warehouse Company, Inc. (successor by merger to Mid-Tenn Company, Inc., a Tennessee corporation), of record in Book 4329, page 243, said Register's Office; conveyed to Mid-State Steel, Inc., by deed from W. R. Queen and wife, Ann Queen, of record in Book 4215, page 987, said Register's Office; conveyed to Mid-State Steel, Inc., by quitclaim deed from the State of Tennessee by and through its Department of Highways, of record in Book 6762, page 442, said Register's Office; conveyed to Mid-State Steel, Inc., by deed from Karl O. Haury and wife, Annie R. Haury, and Anna S. Dahlinger, of record in Book 4389, page 343, said Register's Office; conveyed to Mid-State Steel, Inc., by deed from Andrew B. Gibson and Howard L. Gibson, of record in Book 6133, page 873, said Register's Office; and vested in Mid-State Steel, Inc. upon closure of a portion of Driftwood Street by Ordinance No. 69-828 of the Metropolitan Government of Nashville and Davidson County, Tennessee, approved on June 4, 1969; the said Mid-State Steel, Inc. being now known as Carolina Steel Corporation, as successor by merger pursuant to Articles of Merger filed January 26, 1991, in the Office of the Secretary of State of Tennessee, and of record in Book 8544, page 37, said Register's Office.

EXHIBIT B

1. Real property taxes for the year 1992 and subsequent years;

2. Easement for an interceptor sewer granted to the City of Nashville by instruments of record in Book 2297, page 133, and in Book 2297, page 135, Register's Office for Davidson County, Tennessee;

3. Exceptions to Easement of record in Book 6303, page 414, said Register's Office, relating to the aforementioned sewer easement of record in Book 2297, page 133, said Register's Office;

4. Easement granted to the Nashville Railway & Light Company by Mary G. Van Valkenburg, et al., for a power line across the premises, as set out in instrument of record in Book 437, page 262, said Register's Office;

5. A perpetual easement and right to flood the premises or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River, with all other and additional rights as are fully set out in instruments of record in Book 2246, page 347, in Book 2204, page 73, and in Book 2337, page 283, said Register's Office;

6. Easements for any and all utilities retained in Ordinance No. 69-828 of the Metropolitan Government of Nashville and Davidson County, Tennessee, approved June 4, 1969, including conditions contained therein with respect to any proposed construction over and above said existing utilities;

7. Restrictions contained in the quitclaim deed of record in Book 6762, page 442, said Register's Office;

8. Terms, provisions, requirements, conditions, agreements and stipulations contained in the lease dated July 11, 1980, by and between Mid-State Steel, Inc., and National Advertising Company, of record in Book 5991, page 163, said Register's Office, and any amendments thereto;

9. Terms, provisions, requirements, conditions, agreements and stipulations contained in the lease dated December 20, 1990, by and between Carolina Steel Corporation and National Advertising Company, of record in Book 8265, page 233, said Register's Office, and any amendments thereto;

10. Survey and surveyor's report dated June 1, 1992, revised July 30, 1992, with respect to the premises made by Barge, Waggoner, Sumner & Cannon, by Wendell H. Talley, Sr., Registered Land Surveyor, Tennessee No. 785, show the following:

    (a) Flowage easements of record in Book 2246, page 347, in Book 2204, page 73, and in Book 2337, page 283, said Register's Office;

    (b) Sewer easement of record in Book 2297, page 135, said Register's Office;

    (c) Sewer easement of record in Book 2297, page 133, said Register's Office, and Exceptions to Easement of record in Book 6303, page 414, said Register's Office;

    (d) Easement to Nashville Railway & Light Co. for electrical tower and lines, of record in Book 437, page 262, said Register's Office;

(e) That portion of Driftwood Street abandoned by Metro Council Bill No. 69-828, with easements retained for utilities in the former right-of-way;

(f) A railroad spur track serving the premises, entering the premises from the southerly border, running northerly parallel to and near the easterly boundary, and terminating near the southerly wall of a one-story metal building;

(g) Billboard on steel pole located within the northwesterly sector, together with electrical transmission lines and poles traversing the Property;

(h) Electric power and telephone service lines serving the Property and a railroad spur serving the Property;

(i) A 12.5-foot public utility easement along the southeasterly boundary of the premises; and

(j) Notation that the Property is located in a flood hazard area as per Federal Emergency Management Agency Flood Boundary and Floodway Map, Community Panel No. 470040-0167, dated June 15, 1982;

11. Title to that portion of the premises embraced within the high and low water mark of the Cumberland River;

12. The Plat of record in Book 8250, page 85, said Register's Office, shows the following:

(a) Flowage easements of record in Book 2246, page 347, in Book 2204, page 73, and in Book 2337, page 283, said Register's Office;

(b) Sewer easement of record in Book 2297, page 135, said Register's Office;

(c) Sewer easement of record in Book 2297, page 133, said Register's Office, and Exceptions to Easement of record in Book 6303, page 414, said Register's Office;

(d) Easement to Nashville Railway & Light Co., of record in Book 437, page 262, said Register's Office;

(e) That portion of Driftwood Street abandoned by Metro Council Bill No. 69-828, with easements retained for utilities in the former right-of-way;

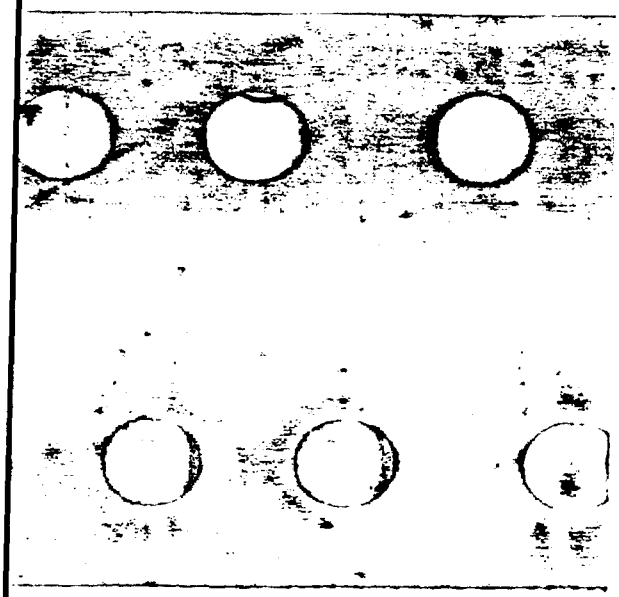
(f) A railroad spur track serving the premises, entering the premises from the southerly border, running northerly parallel to and near the easterly boundary, and terminating near the southerly wall of an existing building;

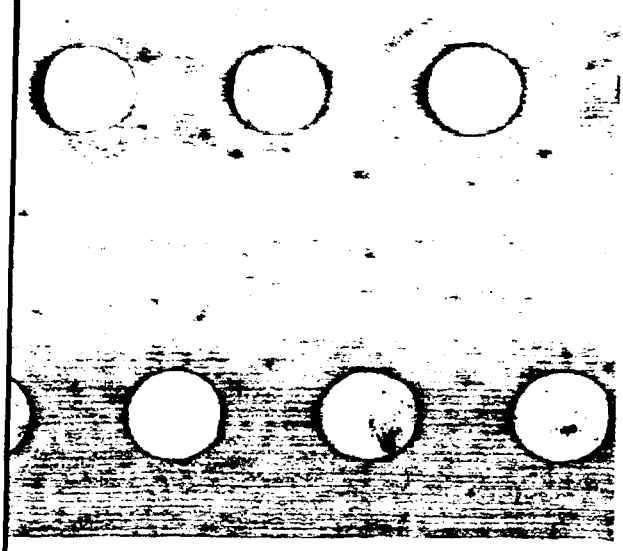
(g) A 12.5-foot public utility easement along the southeasterly boundary of the premises; and

(h) Owner's certificate and notes; and

13. Terms, conditions and provisions of an unrecorded Contract dated November 4, 1958, between the Tennessee Central Railway Company and Mid-State Steel, Inc., and any amendments thereto, with respect to the railroad spur track serving the premises.

wp:gcCARwd





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8774 PAGE 463

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

CAMT
1300000.00
CON TX 4810.00
PRFEE 1.00
WDEED 20.00
TOTAL 4831.00
CHECK 4831.00
11/03/92 01 11:10 0001 2491

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60436.

IDENTIFICATION REFERENCE

Nov 3 11 11 AM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 586364