WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 42,500.00.

Affiant

Sworn to and subscribed before me this 23 day of December, 1992.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

DEC 23 2 01 PM '92
DAVIDSON COUNTY, TN.
REGISTER

IDENTIFICATION

7.6.6 3.0.

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Ronnie D. McNeil	Same	Map 71-14 Parcel 22
James D. Ferguson		Map 71-14 Parcel 23
329 Trinity Lane		
Nashville, Tn 37207		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Power Lifts Incorporated of Tn., has bargained and sold, and by these presents do transfer and convey unto James D. Ferguson and Ronnie D. McNeil, hereinafter called Grantee, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I

4993 12/23 0101 03CHECK 166.25

Land in Davidson County, Tennessee, being Lot No. 15 on the Map of Haynie's Grove Plan of Lots as of record in Book 57, page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 50 feet on the easterly side of Evergreen Avenue and runs back 125 feet on the northerly line at 162 feet on the southerly line with a northerly margin of Fern Avenue to an alley.

Being the same property conveyed to Power Lifts Inc. of Tennessee, by deed from Marie Valput Oakley, of record in Book 7755, page 672, Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of J. B. Haynie's Grove, as of record in Book 57, page 64, Register's Office for said County.

Said Lot No. 16 fronts 50 feet on the east side of Evergreen Avenue and extends back 135 feet on the north line and 148.5 feet on the south line to an alley measuring 51.75 feet thereon.

Being a part of the same property conveyed to Power Lifts Inc., by deed from I.M.F.M. Inc., of record in Book 8277, page 24, Register's Office for Davidson County, Tennessee.

It is understood that Power Lifts Inc. of Tennessee, Power Lifts, Inc., and Power Lifts Incorporated of Tn. are one in the same entity.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, her heirs and assigns forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 23 day of Dec, 1992.

POWER LIFTS INCORPORATED OF TN.

BY: R C Calligan President
TITLE

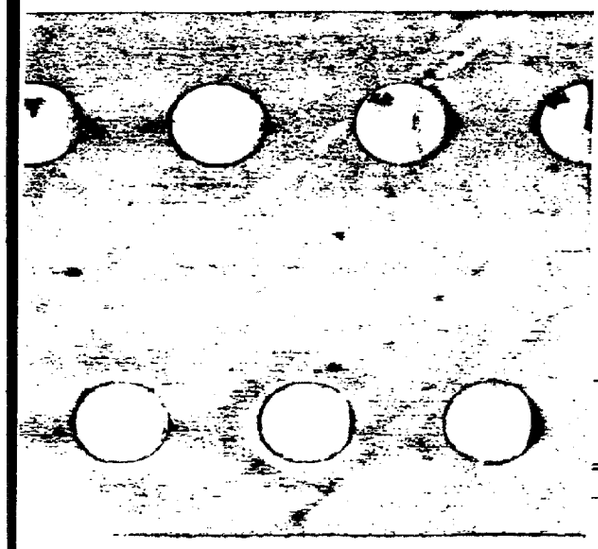
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared R. C. Calligan (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged himself to be the President of Power Lifts Incorporated of Tn., a corporation, and that R C Calligan as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by R. C. Calligan as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 23 day of Dec, 1992.

NOTARY PUBLIC

My Commission Expires: 11-26-94



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

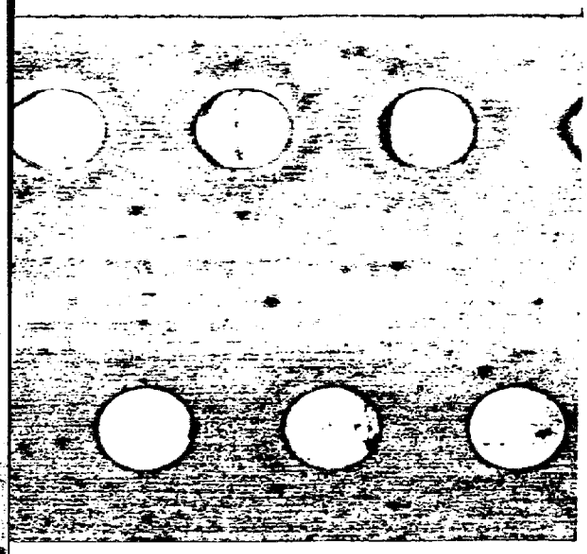
RECEIVED OF _____

FOR _____

BOOK 8822 PAGE 753

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	42500.00
CON TX	157.25
PRFEE	1.00
[illegible] BANK	8.00
TOTAL	166.25
CHECK	166.25

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

12/23/92 01 13:59 0001 4993

7.66 3.0.

IDENTIFI[illegible]REFERENCE]

DEC 23 2 05 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 604137