Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Fred H. Gillham One Timco Drive Columbia, TN 38401	Map 175, parcel 128	Owner

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, TENNESSEE INDUSTRIAL MACHINERY COMPANY, INC. (the "Grantor") has bargained and sold, and by these presents transfers and conveys to FRED H. GILLHAM, SR. (the "Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. All easements and other encumbrances of record.

This is improved property known as 1610 Heil Quaker Boulevard.

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

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

Grantor further covenants and binds itself, to warrant and forever defend the title to the Property to the Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor.

STATE OF TENNESSEE
COUNTY OF Maury

The actual consideration or value, whichever is greater, for this transfer is $265,000.

Fred H. Gillham
Affiant

Subscribed and sworn to before me this 7th day of January, 1993.

SARAH WINTERS NOTARY PUBLIC TENNESSEE

Notary Public at Large
My Commission Expires: 1-20-94

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 7th day of ~~December~~, ~~1992~~. January, 1993

TENNESSEE INDUSTRIAL MACHINERY COMPANY, INC.

By: Fred H. Gillham Sr.
Fred H. Gillham, Sr., President

STATE OF TENNESSEE

COUNTY OF Maury

Personally appeared before me, Sarah E. Winters Sweeten Notary Public, Fred H. Gillham, Sr., 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 of Tennessee Industrial Machinery Company, Inc., a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 7th day of January, 1993.

Sarah E. Winters Sweeten
Notary Public @ Large

My Commission Expires: 12-26-94

WP:apcfhgdeed

EXHIBIT A

Legal Description

Land in the 5th Civil District of Davidson County, Tennessee, being Lot No. 1 on the plan of Interchange City Industrial Park, Section 18, as of record in Book 4860, page 127, Register's Office for said County, described as follows:

Beginning at a point in the easterly margin of Heil Quaker Boulevard, said point being 430.0 feet north of the center line of Corporate Place as measured along the easterly margin of Heil Quaker Boulevard; thence along the easterly margin of Heil Quaker Boulevard N 4 deg. 15' E, a distance of 200.0 feet to a point; thence leaving the margin of Heil Quaker Boulevard S 86 deg. 57' E, a distance of 500.0 feet to a point; thence S 4 deg. 15' W, a distance of 200.0 feet to a point; thence N 86 deg. 57' W, a distance of 500.0 feet to the point of beginning.

Being the same property conveyed to Jimbo Properties, a Georgia partnership of James W. Dooner and Robert N. Dooner by deed from A.T.S., Inc., a subsidiary of ASEA, Inc., and ASEA, Inc., jointly and severally, of record in Book 6547, page 505, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tennessee Industrial Machinery Company, Inc. by deed from Stamtec, Inc. of record in Book 8054, page 262, said Register's Office. The foregoing legal description is the same as in said deed.

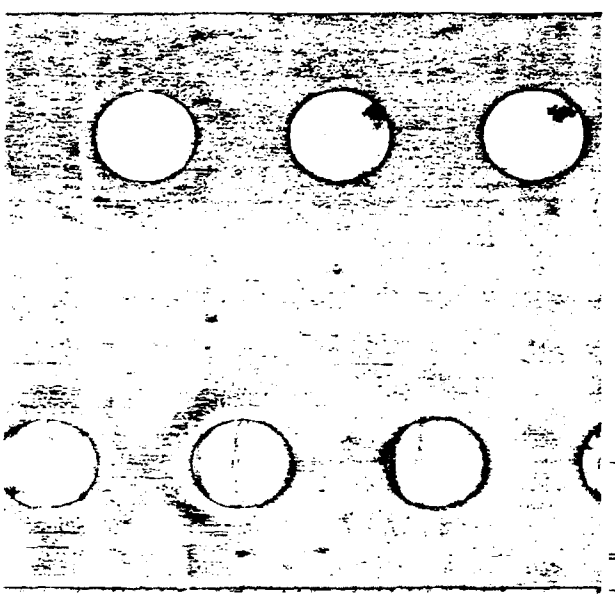
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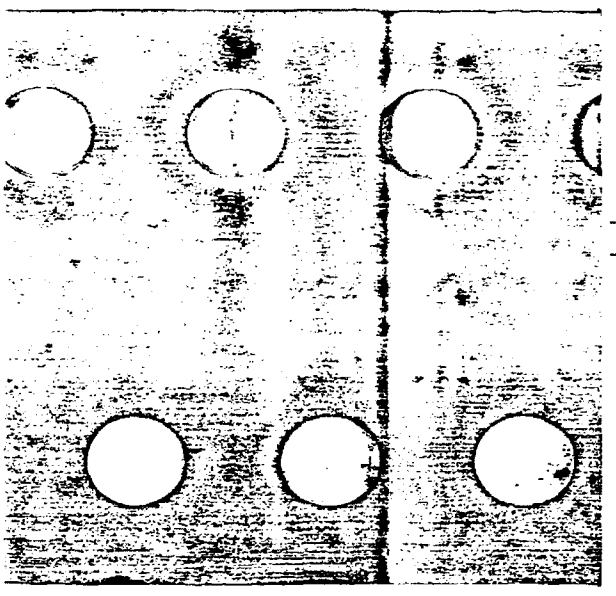
IDENTIFI REFERENCE

JAN 8 10 19 AM '93

[illegible] Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

4001 01/08 0101 03CHECK 993-50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8836 PAGE 71

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	265000.00
			CON TX	980.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	993.50
			CHECK	993.50
01/08/93	01		10:17 0001	4001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8095.4

IDENTIFICATION REFERENCE

JAN 8 10 19 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 608796