This instrument prepared by:
SHERRARD & ROE (KAB)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 9559 PG 396

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
R.D.R., L.P. P.O. Box 491 Nashville, TN 37202	SAME	Map 94-6, Parcel 7

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Mid-South Wire Co., Inc., a Tennessee corporation (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto R.D.R., L.P., a Tennessee limited partnership (hereinafter referred to as the "Grantee") and to the said Grantee's successors, and assigns certain real estate in the County of Davidson, State of Tennessee, as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

This is improved property known as 1070 Visco Drive, Nashville, Tennessee 37202.

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. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters set forth on Exhibit "B" attached hereto and incorporated herein by this reference (hereinafter referred to as the "Permitted Title Exceptions"). Subject only to the Permitted Title Exceptions, Grantor further covenants and binds itself, its successors and representatives to warrant and forever defend forever the title to said Property to the Grantee and to the Grantee's successors and assigns against the lawful claims of all persons.

IN TESTIMONY WHEREOF, the Grantor has executed this instrument, on the 19th day of December, 1994.

MID-SOUTH WIRE CO, INC., a Tennessee corporation

By: _____
John T. Johnson, Sr.

Title: Pres.

21499

IDENTIFICATION REFERENCE

FILED DEC 20 AM 10:07

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared John T. Johnson, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chairman of Mid-South Wire Co., Inc., a Tennessee corporation, the within named bargainor, a corporation, and that he as such Chairman, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chairman.

Witness my hand and seal at office in Nashville, Tennessee, this 19 day of December, 1994.

J. N. Finley Jr.
Notary Public

My Commission Expires:

3-3-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

This consideration for this transfer of property or value (whichever is greater) is $1,089,000.00.

[signature]
AFFIANT Chairman

Sworn to and subscribed before me
this 19 day of December, 1994.

J. N. Finley Jr.
NOTARY PUBLIC

My commission expires:

3-3-96

EXHIBIT A

Tract I

Land in the Third Civil District of Davidson County, Tennessee, being a certain tract or parcel of land being Lot No. 33, as shown on the Revised Plan of Visco Industrial Subdivision, Section 6, of record in Book 4175, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 33 fronts 225.00 feet on the northerly side of Visco Drive and runs back between parallel lines 966.22 feet on its westerly line, and 910.48 feet on its easterly line, to a line in the rear on which it measures 231.80 feet, and containing 4.85 acres, more or less.

Tract II

Land in the Third Civil District of Davidson County, Tennessee, being a certain tract or parcel of land being Lot No. 34, as shown on the Revised Plan of Visco Industrial Subdivision, Section 6, of record in Book 4175, page 39, Register's Office for Davidson County, Tennessee.

Said Lot No. 34 fronts 225.00 feet on the northerly side of Visco Drive and runs back between parallel lines 910.48 feet on its westerly line, and 854.80 feet on its easterly line, to a line in the rear on which it measures 231.79 feet, and containing 4.56 acres, more or less.

Being the same property conveyed to Mid-South Wire Co., Inc., a Tennessee corporation, by deed from G & A, Inc., a Tennessee corporation, of record in Book 8686, page 222, Register's Office for Davidson County, Tennessee.

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EXHIBIT B
PERMITTED EXCEPTIONS

(1) Taxes for the 1994 year, a lien due and payable.

(2) Taxes for the 1995 and subsequent years, a lien not yet due and payable.

(3) All matters shown on the Plan of Visco Industrial Subdivision, Section 6, of record in Book 4175, page 39, Register's Office for Davidson County, Tennessee (Tracts I and II).

(4) Easement for flowage of Cheatham Reservoir of record in Book 2271, page 285, Register's Office for Davidson County, Tennessee.

(5) Restrictive Covenants contained in an instrument of record in Book 4218, page 237, Register's Office for Davidson County, Tennessee.

(6) Subject to applicable zoning and building regulations and permits and all visible easements and encroachments.

(7) Such matters as a current survey would disclose and rights of parties in possession.

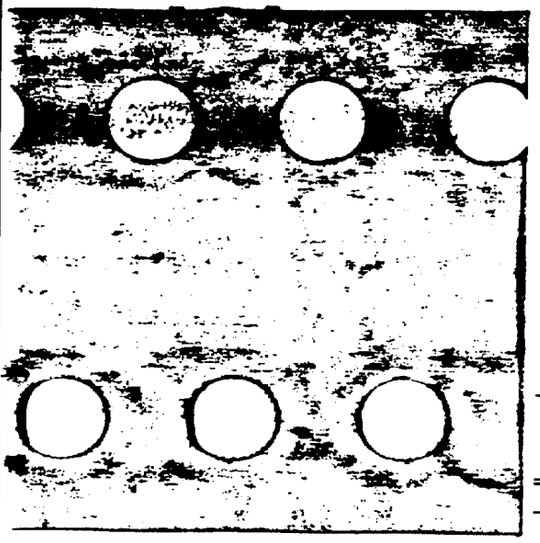
(8) Rights of upper and lower riparian owners in and to the waters of the Cumberland River adjoining the property, and the natural flow thereof, free from diminution or pollution.

(9) Easement for the flow of the Cumberland River.

(10) Any adverse claim based upon the assertion that: (a) some portion of the land has been created by artificial means, or has accreted to such portion so created; (b) some portion of said land has been brought within the boundaries thereof by an avulsive movement of the Cumberland River or has been formed by accretion to any such portion.

(11) Such rights and easements for navigation and fishery which may exist over that portion of land lying beneath the waters of the Cumberland River.

7769 12/30 0101 03CHECK 4046.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

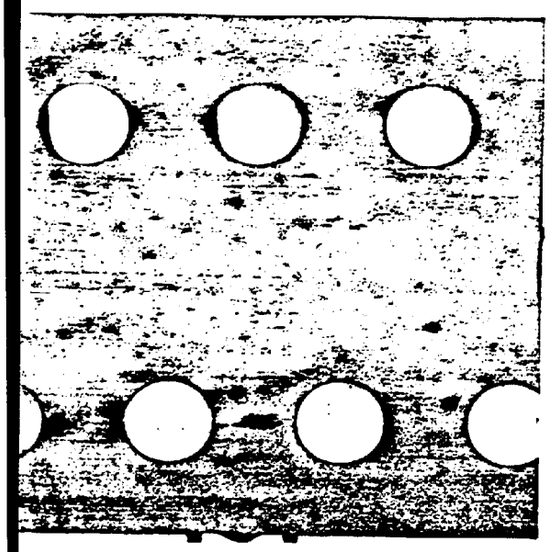
RECEIVED OF _____

FOR _____

BOOK 9559 PG 400

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	1089000.00
CON TX	4029.30
PRFEE	1.00
WDEED	16.00
TOTAL	4046.30
CHECK	4046.30

12/30/94 01 10:06 0001 7769

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21499
IDENTIF. # REFERENCE

DEC 30 AM 10:07

REGISTER
DAVIDSON COUNTY, TN.

No. 867657