TYS

BOOK 9562 PG 447

WARRANTY DEED

THIS INSTRUMENT PREPARED BY: WILLIAM B. DRESCHER, ESQ., TUKE YOPP & SWEENEY, 17TH FLOOR, THIRD NATIONAL BANK BUILDING, NASHVILLE, TN 37219.

GRANTOR: JULIAN I. HAZLEWOOD

GRANTEE:M. COHEN IRON & METAL CO.

Address New Owner as Follows:	Send Tax Bills:	Map Parcel No.
724 South Second Street Nashville, TN	M. Cohen Iron & Metal Co. P. O. Box 23346 Nashville, TN 37202-3346	93-7-30

****

FOR AND IN CONSIDERATION of the sum of ONE MILLION FIVE HUNDRED THOUSAND DOLLARS ($1,500,000.00) paid by M. COHEN IRON & METAL CO., a Tennessee corporation, GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, JULIAN I. HAZLEWOOD, an individual, GRANTOR, does hereby bargain, sell and convey to GRANTEE, its successors and assigns that certain parcel of real estate located in Davidson County, Tennessee, more fully described in Exhibit A attached hereto and made a part hereof by this reference.

The Property is improved property known as 200 Davidson Street, Nashville, TN .

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is: $1,500,000.00

Affiant

Sworn to and subscribed before me, this the 3 day of January 1995.

Notary Public

My Commission Expires: March 21, 1998

PICK-UP

95 JAN -3 PM 2:47
DAVIDSON COUNTY, TN.

22441
IDENTIFICATION REFERENCE

146207.1 1/3/95

And Grantor does covenant with the Grantee that Grantor is lawfully seized of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject, Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to the Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 3rd day of January, 1995.

Julian I. Hazlewood
JULIAN I. HAZLEWOOD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa Ann Whited, a Notary Public of said County and State, JULIAN I. HAZLEWOOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 3 day of January, 1995.

Teresa Ann Whited
Notary Public

My Commission Expires: March 21, 1997

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BK 9562 PG 449

EXHIBIT A

Property Description

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at a point in the South margin of the L&N Railroad which runs parallel and adjacent to the South margin of Davidson Street and said point being common with the northeast corner of Arkansas Fuel Company property recorded in book 1585, page 579; thence along the South margin of said L&N Railroad South 65° 30' East, a distance of 514.50 feet to the northwest corner of the National Molasses Company; thence along a line common with National Molasses property South 4° 45' West, a distance of 140.0 feet; thence North 85° 30' West, a distance of 55.8 feet; thence South 4° 45' West, a distance of 110.0 feet; thence South 85° 30' East, a distance of 195.0 feet to a point that is common with the southeast corner of the National Molasses property and is on the West margin of Valley Properties, Inc.; thence South 4° 45' West, a distance of 245.51 feet to an iron pin at the top of the bank of the Cumberland River; thence continuing South 4° 45' West, a distance of 70.0 feet more or less to a point of the low water level of the river; thence along the low water level of the Cumberland River westwardly, approximately 790 feet, more or less; thence northerly to the top of the bank; thence along the top of the bank North 60° 4' 32" West, a distance of 100.0 feet to a point in the East margin of the Arkansas Fuel property recorded in Book 1913, page 184; thence North 26° 55' 29" East, a distance of 429.0 feet, thence North 45° 55' 29" East, a distance of 75.0 feet to the point of beginning, containing and area of approximately 8.967 acres, more or less.

BEING the same property conveyed to Julian I. Hazlewood, by Deed of Record in Book 5009, page 538, Register's Office for Davidson County, Tennessee; the above description is the same as that used in the said deed, there being no new survey of the real property.

TYS

BOOK 9562PG450

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. State and County Taxes for 1994 and subsequent years.

2. Contract Between Louisville & Nashville Railroad Company and M. Cohen Iron and Metal Company, of record in Book 6023, page 254, Register's Office for Davidson County, Tennessee.

3. All matters shown on Plat recorded in Book 57, page 154, said Register's Office.

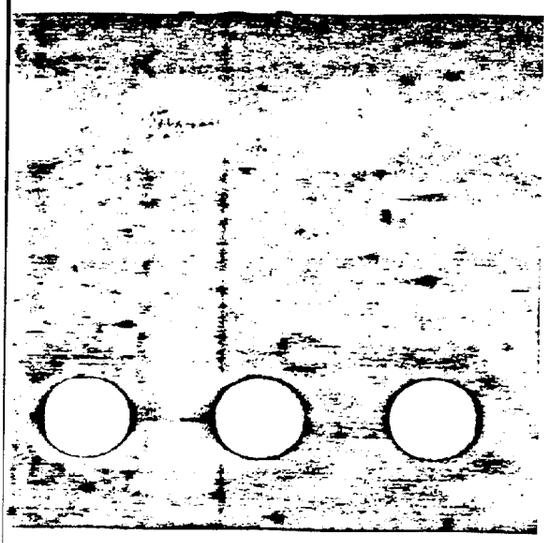
4. Easements to Colonial Pipeline, set forth in instruments recorded in Book 4075, page 823, Book 4092, page 313, Book 3670, page 496, and in Book 3646, page 136, said Register's Office.

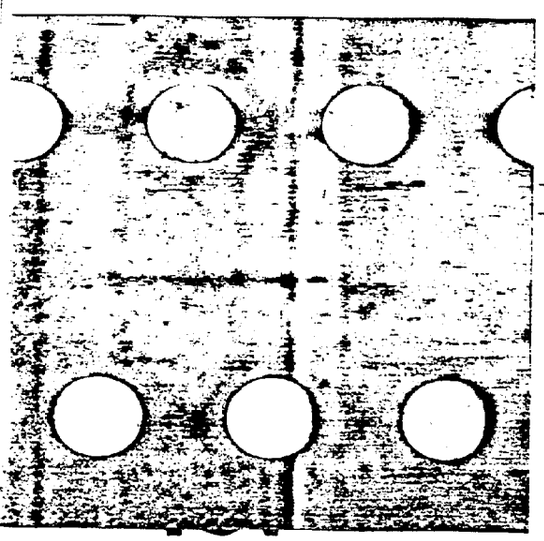
5. Agreement Subordinating Lease to Pipeline Easement recorded in Book 3670, page 492, said Register's Office.

6. Flowage Easement to United States of America, recorded in Book 2202, page 267, said Register's Office.

7. Rights of U.S.A., the State of Tennessee and the public generally, below the mean high water mark of Cumberland River.

3782 01/03 0101 03CHECK 5567.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9562 PG 451

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 1500000.00
CON TX 5550.00
PRFEE 1.00
WDEED 16.00
TOTAL 5567.00
CHECK 5567.00

01/03/95 01 14:47 0001 8782

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. ← REFERENCE 22441

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FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 868659