THIS INSTRUMENT PREPARED BY: CLARK H. TIDWELL, 213 FIFTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37219-1901.

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Joda F. Austin, Jr.	Same	Map 44, parcels
P.O. Box 943		13, 15 & 16; Map
Goodlettsville, TN 37070		44-9, parcel 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Ninety-four Thousand Five Hundred ($494,500.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Stringfellow Lumber Co., Inc., a Delaware corporation, hereinafter called the "Grantor", have bargained and sold, and by these presents does transfer and convey unto Joda F. Austin, Jr., hereinafter called the "Grantee", his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

This description is the same description provided in the previous deed of record.

This is improved property known as [illegible].

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, and Grantor does further covenant and bind the Grantor, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, except for defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of

record for value the estate or interest or mortgage thereon covered by the commitment of title insurance.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 7th day of June, 1995.

STRINGFELLOW LUMBER CO., INC.,
GRANTOR:

BY: _____

* * * * * * * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 494,500.00.

_____
AFFIANT

Sworn to and subscribed before me
this 8th day of June, 1995.

_____
NOTARY PUBLIC

My Commission Expires: _____

* * * * * * * * * * *

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Personally appeared before me, Gaynell Sickles Stull, a Notary Public in and for said County and State, Ronald E. Fletcher, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the Maker or a constituent of the Maker and he is authorized by the Maker or by its constituent, the constituent being authorized by the Maker, to execute this instrument on behalf of the Maker.

Witness my hand, at office in Birmingham, Alabama on this the 30th day of June, 1995.

_____
NOTARY PUBLIC

My Commission Expires: 2/27/98

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EXHIBIT "A"

TRACT I:

Beginning on the northerly margin of Bypass Highway or Robinson Road, being south 45 degrees 20' west 88 feet from the southeast corner of the property conveyed to H.E. Richardson by deed from Nashville Industrial Corporation, as of record in Book 1300, Page 657, Register's Office; thence with the northerly margin of ByPass Highway or Robinson Road, south 42 degrees 50' east 200 feet; thence north 44 degrees 45' east 1,047 feet; thence north 45 degrees 41' west 100 feet to the northeast corner of the property conveyed to Old Hickory Lumber Company, by deed from Ella F. Hovey, as of record in Book 967, Page 269, Register's Office; thence with said Lumber Company's eastern boundary line south 41 degrees 40' west 239 feet and north 84 degrees 45' west 144.5 feet to a point in the eastern boundary line of the said Richardson Tract; thence with said Richardson's eastern boundary line, south 45 degrees 20' west 627.5 feet more or less, to said Richardson's southeast corner and continuing in the same direction 88 feet to the beginning. Being the same property conveyed to Old Hickory Box and Lumber Company, by deed from Nashville Industrial Corporation, in Book 2860, Page 547, as rerecorded in Book 2864, Page 280, said Register's Office.

TRACT II:

Being in the 4th District in what is known as Jones or Hadley's Bend of the Cumberland River, described as follows:

Beginning on an iron pipe, being H.E. Richardson's northwest corner and in Rayon City's east boundary and running thence the following courses and distances:
North 39 degrees 46' east 157 feet with Rayon City property to an iron pipe north of drive used by Old Hickory Lumber Company, and being described in Rayon City survey as south 40 degrees 55' west; thence south 51 degrees 40' east, 25 feet crossing end of T.C.R.R. Right of Way to an iron pipe 12 1/2 feet from center of R.R. Tract at south end and 1 feet from north gate at entrance to Old Hickory Lbr. Co., thence south 39 degrees 46' west 124.2 feet with Old Hickory Lbr. Co., line to an iron pipe at southwest corner of Old Hickory Lumber Co., property purchased in 1928; thence south 82 degrees 30' east 325.7 feet with Old Hickory Lumber Co. line to an iron pipe at south corner of Old Hickory Lbr. Co. property purchased in 1928 and being described as south 81 degrees 36' east in Old Hickory Lbr. Co., survey of 1928; thence north 84 degrees 45' west 144.5 feet with tract sold to Old Hickory Lbr. Co., 1959 and 213.5 feet with north line of Richardson's property in all 358 feet to the beginning, containing 0.12 acres. BEING the same property conveyed to Old Hickory Box and Lumber Company, by deed from Nashville Industrial Corporation, as of record in Book 2902, Page 297, said Register's Office.

TRACT III:

Land in the Fourth Civil District of Davidson County, Tennessee, in what is known as Jones' or Hadley's Bend of the Cumberland River, and more particularly described as follows:

BEGINNING at an iron pin 35 feet easterly from the center line of Bridgeway Avenue and 33 feet more or less southerly from the center line of Rayon Drive; thence south 47 degrees 15' west and parallel with Bridgeway Avenue, 100 feet more or less to an iron pin; thence south 42 degrees 45' east, 876.3 feet more or less to an iron pin; thence north 47 degrees 15' east, 632.4 feet more or less to an iron pin; thence north 85 degrees west, 213.5 feet more or less to an iron pin; thence south 39 degrees 05' W, 131.1 feet more or less to an iron pin; thence north 81 degrees 15' west, 302.5 feet more or less to an iron pin; thence north 28 degrees 56' west, 141.3 feet more or less to an iron pin; thence north 65 degrees west, 245.2 feet more or less to an iron pin; thence north 46 degrees 50'

west, 137.5 feet more or less to the point of beginning. Said tract containing 5.03 acres, more or less by calculation.

TRACT IV:

A certain tract or parcel of land in the Fourth Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point on the edge of the Right of Way of Tennessee Central Railway "Y" Tract at Old Hickory, said point being marked by an iron pin, and situated 41.2 feet eastwardly from the switch point of said "Y" tract also being located on a curve (455 feet radius) and 41.2 feet from the beginning of said curve and thence running parallel to said tract and 12 1/2 feet distance from center line of same south 48 degrees 7' west 320 feet to an iron pin opposite end of railway tract; thence on a line parallel to and 25 feet from the boundary line of Rayon City Company South 39 degrees 46' west 124.2 feet to an iron pin; thence south 81 degrees 36' east 325.7 feet to an iron pin; thence north 48 degrees 11' east 239 feet to an iron pin; thence north 41 degrees 49' west 255 feet to the point of beginning and containing 87,120 square feet, or 2 acres.

TRACT V:

Being the easterly 10 feet of lot number 238 on the map of Rayon City, Old Hickory, Tennessee, as of record in Book 843, Page 13, Register's Office for Davidson County, Tennessee.

Said easterly portion of lot number 238 fronts 10 feet on the southeasterly side of Rayon Drive and runs back 154.7 feet on the northeasterly line and the southwesterly line extends back from Rayon Drive to a dead line and said dead line or rear line measures approximately 10.6 feet more or less.

Subject to the following matters:

1. Ad valorem taxes for the year 1995 and subsequent years.

2. All matters shown on the Plan of Record in Book 843, Page 13, said Register's Office (as to Tract V).

3. Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 9411, Page 725, said Register's Office.

Being the same property conveyed to Springfellow Lumber Company, Inc. A Delaware Corporation by Trustees Deed from William K. Beasley of record in Book 4909, Page 877.

95 JUN 30 PM 3:22

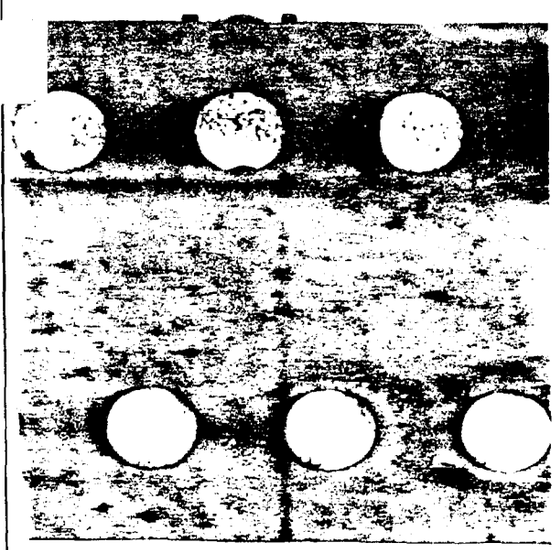
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

00075262

IDENTIFICATION REFERENCE

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OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

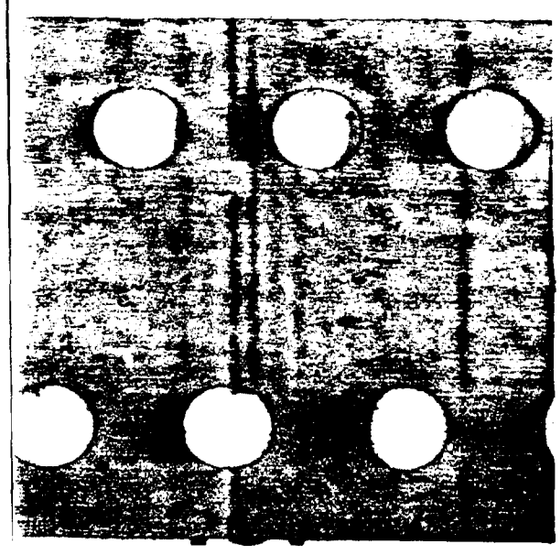
RECEIVED OF _____

FOR _____

BOOK 9718 PG 506

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



AMT
494500.00
CON TX 1829.65
PRFEE 1.00
WDEED 16.00
TOTAL 1846.65
CHECK 1846.65

06/30/95 01 15:25 0001 6976

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0075262
IDENTIF. ↑ REFERENCE

95 JUN 30 PM 3:22

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 926141