FOR RECORDING PURPOSES

LTIC File Number: 30663

3rd 49

PAR 095:068

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transaction is $540,000.00

Affiant

Subscribed and Sworn to before me, this the 21st day of Dec., 19 95.

Notary Public

Commission Expires:

My commission Expires 9-26-98

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBER
Johnson Houston Partners 4314-39th Ave Kenosha, WI 53144	Johnson Houston 4314-39th Ave Kenosha, WI 53144	43-4

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

New Process Steel Corporation

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Johnson Houston Partners

HEREINAFTER CALLED THE **GRANTEES**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN

Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" LEGAL DESCRIPTION

Consisting of approximately ten (10) acres of land out of the property

BEING the same property conveyed to New Process Steel Corporation, by Deed of Record in Book 7732, page 730, as corrected in Book 7779, page 30, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record and taxes for 1996 and subsequent years.

0134298

IDENTIFICATION

95 DEC 21 AM 11:59

DAVIDSON COUNTY, TN.

9749 12/21 0101 03CHECK 2011.00

THIS IS (—)IMPROVED ( )UNIMPROVED PROPERTY KNOWN AS 450 Myatt Drive (HOUSE NUMBER) (STREET) Madison, Tennessee 37115 (CITY) (STATE) (ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 20 day of December, 19 95.

New Process Steel Corporation

By: Phil D. Kelly

Executive Vice President

STATE OF TENNESSEE
COUNTY OF

BOOK 9595 989

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires: _____

_____
Notary Public

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Phil O. Kelley of New Process Steel Corporation with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the Executive Vice President of New Process Steel Corporation, a corporation, and that as such Phil O. Kelley, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at Houston, Texas on this the 20th day of December, 19 95.

Commission Expires: 02/04/97

PHYLLIS M. ELLISOR
MY COMMISSION EXPIRES
February 4, 1997

Phyllis M. Ellisor
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

Commission Expires: _____

_____
Notary Public

FURNISHED BY:
Lawyers Title Insurance Corporation

424 Church Street, Suite 200
Nashville TN 37219

104 Woodmont Blvd., Suite 201
Nashville TN 37205

WARRANTY DEED

FROM:

TO:

EXHIBIT "A"
LEGAL DESCRIPTION BOOK 9895:970

Being a parcel of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located southeast of Seaboard Systems Railroad and on the westerly right-of-way line of Myatt Drive and being more particularly described as follows:

BEGINNING at an existing iron pin on the westerly right-of-way line of Myatt Drive, said iron pin being approximately S 20° 18' 00" E, 446.00 feet from the centerline projected of Myatt Industrial Drive as measured along said westerly right-of-way line of Myatt Drive;

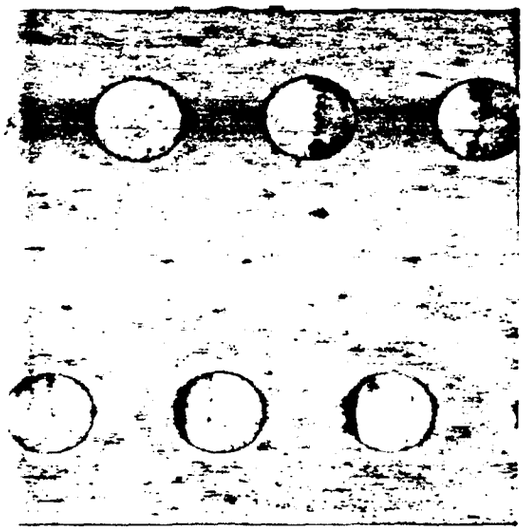
THENCE, leaving said right-of-way line of Myatt Drive, S 69° 42' 00" W, 1,394.68 feet with the northerly boundary line of property conveyed to Paccar Incorporated as of record in Book 5164, Page 626, R.O.D.C. to an existing concrete monument in the easterly boundary line of property conveyed to Lemans Apartment Condominiums as of record in Book 5200, Page 506, R.O.D.C.;

THENCE, N 16° 56' 00" W, 314.96 feet with the easterly boundary line of said property conveyed to Lemans Apartment Condominiums to an iron pin set;

THENCE, leaving said boundary line of said property conveyed to Lemans Apartment Condominiums N 69° 42' 00" E, 1,376.18 feet with a severance line through property conveyed to Seaboard Systems Railroad Co. Inc. as of record in Book 5992, Page 495, R.O.D.C., to an iron pin set in the westerly right-of-way line of Myatt Drive;

THENCE, with said right-of-way line of Myatt Drive, S 20° 18' 00" E, 314.41 feet to the point of beginning.

Containing 435,600 square feet or 10.00 acres, more or less.



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

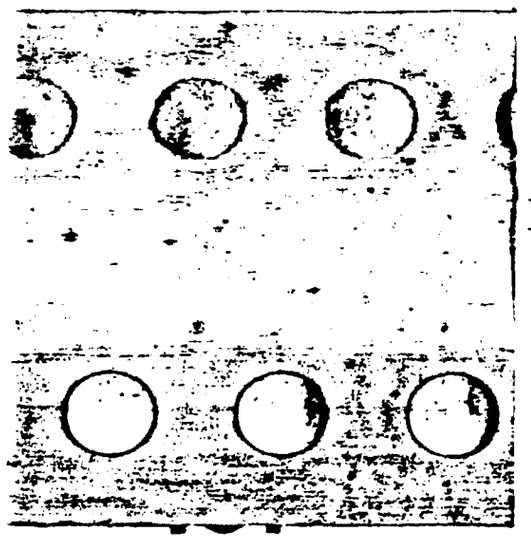
RECEIVED OF _____

FOR _____

BOOK 9895: 971

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
540000.00
CON TX 1998.00
~~RECD~~ ~~1.00~~
~~MISC~~ ~~12.00~~
TOTAL 2011.00
CHECK 2011.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0134298
IDENTIFICATION REFERENCE

95 DEC 21 AM 11:59
FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN.

12/21/95 01 11:59 0001 0749

No. 989162