BOOK 9959 PG 274

BK/37
LL

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Ram Tool and Supply Company 4024 Third Ave. South Birmingham, AL 35222	106-2-63	Same
This instrument prepared by: Boult, Cummings, Conners & Berry (JRH) 414 Union Street, Suite 1600, 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, **FESSLERS LANE ASSOCIATES**, an Indiana limited partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to **RAM TOOL AND SUPPLY CO., INC.** (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows: (the "Property").

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lots 3 and 4 Fesslers Lane Business Park of record in Book 8250, page 531, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Fesslers Lane Associates, an Indiana limited partnership by deed of record in Book 6784, page 883, Register's Office for Davidson County, Tennessee.

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. Matters shown on the Plan of Resubdivision of Lots 3 and 4 Fesslers Lane Business Park of record in Book 8250, page 531, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens contained in instrument of record in Book 6834, page 921, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $371,700.00.

Mary Hood
Affiant

Subscribed and sworn to before me this 29 day of February, 1996.

Lee Anne Ellis
Notary Public
My Commission Expires: 11-22-97

LEE ANNE ELLIS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0331761.01
043560-041 02/26/96

This is unimproved property, known as Lot 4 on the Plan of Resubdivision of Lots 3 and 4 Fesslers Lane Business Park of record in Book 8250, page 534, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor , except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 27 day of February, 1996.

FESSLERS LANE ASSOCIATES, an Indiana limited partnership

By: Thomas C. Gibson

THOMAS C. GIBSON
Managing General Partner

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

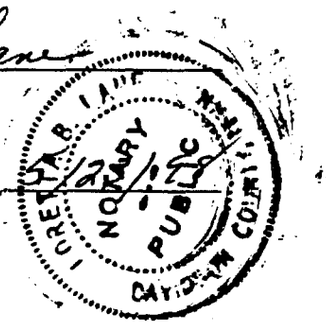
Before me, Loretta B. Lane the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared THOMAS C. GIBSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Managing General Partner of FESSLERS LANE ASSOCIATES, the within named bargainor, an Indiana limited partnership, and that he as such Managing General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Managing General Partner of FESSLERS LANE ASSOCIATES.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of February, 1996.

Loretta B Lane

NOTARY PUBLIC

My Commission Expires: 5/23/98

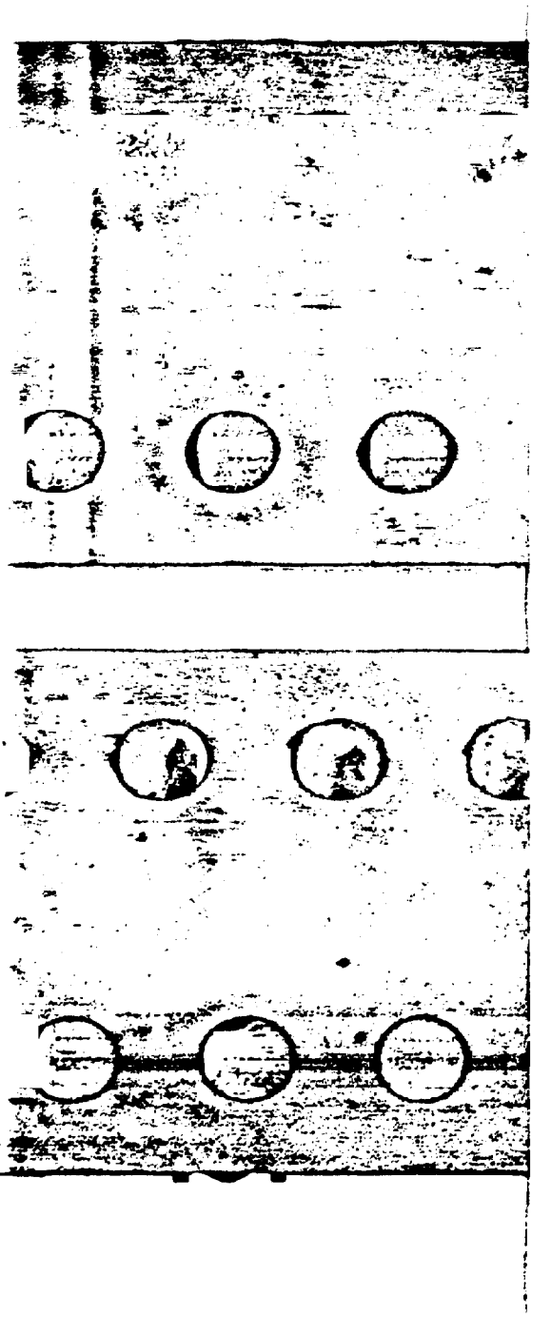


96 FEB 27 PM 2:47
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0154144
IDENTIF. ↑ REFERENCE

2021 02/27 0101 03CHECK 1384.29

0331761.01
043560-041 02/26/96



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

RECEIVED OF _____

FOR _____

BOOK 9959 PG 276

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	
				371700.00
			CON TX	1375.29
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1384.29
			CHECK	1384.29
02/27/96	01		14:50 0001	2021

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0154144
IDENTIF. ↑ REFERENCE

96 FEB 27 PM 2:47
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1010170