Name and Address of New Owner:

Metro Ready Mix Concrete, Inc.
1136 2nd Avenue North
Nashville, TN 37208

Send Tax Bills To:

Same

Prepared by:

D.W. McMackin
5200 Maryland Way
Suite 105
Brentwood, TN 37027

PG. 10102 PG 141

Map & Parcel No.
82-9-454
1 W 05455

STATE OF TENNESSEE
COUNTY OF MADISON

The actual consideration or value, whichever is greater for this transfer is $75,000.00.

Joe Fulton, President

Subscribed and sworn to before me on this 28th day of June, 1996.

Notary Public

My Commission Expires: 7-26-97

96 JUN 28 AM 10:59
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

0197813

WARRANTY DEED

For and in consideration of the sum of Ten and No/100---------
----------($10.00)----------
Dollars cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Lukens Development Corporation, a Delaware corporation, has bargained and sold, and does hereby transfer and convey unto the said Metro Ready Mix Concrete, Inc., a Tennessee corporation, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

BEGINNING at an iron rod situated in the northerly margin of Jefferson Street, said point being the northwesterly corner of the Davidson County Farm Bureau property of record in Deed Book 3995, page 369, R.O.D.C., Tn, said point also being the northeast corner of the herein described tract;

THENCE, leaving said road, I. 30 degrees 07'03" W, a distance of 253.89 feet to an iron rod;

THENCE, N 59 degrees 38'25" E, a distance of 182.38 feet to an iron rod situated in the easterly margin of First Avenue North;

THENCE, along said road, N 30 degrees 14'55" E, a distance of 283.36 feet to an iron rod situated in the northerly margin of Jefferson Street;

THENCE, along said road, S 68 degrees 47'41" W, a distance of 185.26 feet to the point of beginning and containing 49,074 square feet or 1.127 acres of land more or less.

BEING the same property conveyed to Lukens Development Corporation, by quitclaim deed from Flex-O-Lite, Inc., a Delaware corporation, of record in Book 9287, page 300, Register's Office, Davidson County.

The above legal description is in accordance with "As-Built" Survey dated June 18, 1996, prepared by Allen R. Trumbo, Registered Land Surveyor, Tennessee No. 1127, of Dale and Associates, 516 Heather Place, Nashville, TN 37204.

This is improved property located at 1115 1st Avenue North, Nashville, TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Metro Ready Mix Concrete, Inc., its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes, the payment of which has been prorated of even date herewith and assumed by Grantee.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to the said Metro Ready Mix Concrete, Inc., its successors and assigns against the lawful claims of all persons.

WITNESS my hand on this 27 day of June, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

LUKENS DEVELOPMENT CORPORATION

By: _____ TREASURER
John C. van Roden, Jr. (Title)
Treasurer

STATE OF PENNSYLVANIA
COUNTY OF CHESTER

3964 06/28 0101 03CHECK 286.50

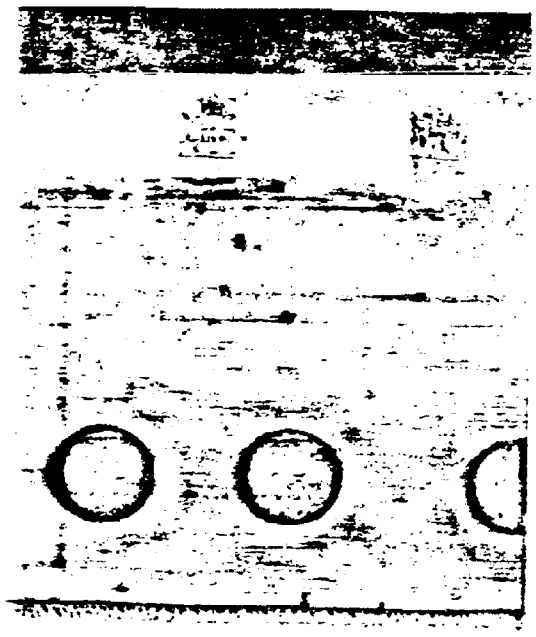
Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John C. van Roden, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Treasurer of Lukens Development Corporation, a Delaware corporation, and that he as such did executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Treasurer.

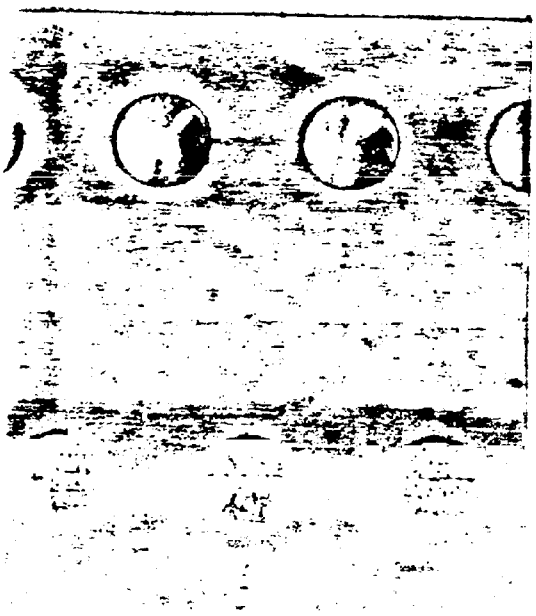
WITNESS my hand and official seal at Coatesville, Pennsylvania, this 27th day of June, 1996.

Barbara S. Reczek
Notary Public

My commission expires: June 1, 1998

NOTARIAL SEAL
BARBARA S. RECZEK, Notary Public
Coatesville, Chester County, PA
My Commission Expires June 1, 1998





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10102 PG 143

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 75000.00
CON TX 277.50
PRFEE 1.00
WDEED 8.00
TOTAL 286.50
CHECK 286.50

06/28/96 01 11:04 0001 8964

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0197813
IDENTIF. & REFERENCE

96 JUN 28 AM 10:59

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1056713