This instrument prepared by:
Hugh W. Entrekin
21st Floor, First American Center
Nashville, Tennessee 37238-2100

0209396
IDENTIF. ↑ REFERENCE

57

WARRANTY DEED

96 JUL 31 PM 3:55

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

Address New Owners As Follows:	Send Tax Bills To:	Map Parcel No.
Ivey Mechanical Corporation P. O. Box 610 Kosciusko, MS 39090	SAME	Map 106-2 Parcel 50

BOOK 10139 PG 558

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Walter G. Knestrick (the "Grantor"), does hereby bargain, sell, transfer and convey unto Ivey Mechanical Corporation , a Mississippi corporation (the "Grantee") its successors and assigns, all his right title and interest in and to property located in Davidson County, Tennessee, more particularly described on attached Exhibit A.

Being the same property conveyed to Walter G. Knestrick by Warranty Deed from Karl E. Haury, Theodore H. Lightfoot, Walter G. Knestrick and Ervin M. Entrekin of record in Book 5203, page 283, and Book 5589, page 135 and Warranty Deed from Mid-Tenn Business Systems, Inc. to Walter G. Knestrick of record in Book 5658, page 239, said Register's office.

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Ivey Mechanical Corporation, its successors and assigns, forever.

AND Walter G. Knestrick does covenant with the said Ivey Mechanical Corporation that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except for current years taxes which are being prorated and assumed by Grantee and for matters shown on plat of record in Plat Book 5190, page 662, said Register's office and existing easements and restrictions.

AND Walter G. Knestrick does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said Ivey Mechanical Corporation, its successors and assigns against the lawful claims of all persons whomsoever other than matters to which the conveyance is made subject.

Anne Knestrick, spouse of Walter G. Knestrick joins in this conveyance for the sole purpose of quitclaim any and all interest she may have in the subject property.

IN WITNESS WHEREOF, this Warranty Deed has been executed this 30th day of July, 1996.

BOOK 10139 PG 559

Walter G. Knestrick
WALTER G. KNESTRICK

Anne H. Knestrick
ANNE H. KNESTRICK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of this county, WALTER G. KNESTRICK and ANNE H. KNESTRICK, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of July, 1996.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/97

My Commission Expires NOV. 22, 1997

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 375,000 ac

Charles Burk
AFFIANT

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 11/22/97.

My Commission Expires NOV. 22, 1997

EXHIBIT
A

BOOK 10139 PG 560

PROPERTY DESCRIPTION

Beginning at a concrete monument situated in the westerly margin of Twin Elms Court, said point being the northeast corner of the William Strasser property of record in Deed Book 7746, Page 855, R.O.D.C., Tn., said point also being the southeast corner of the herein described tract of land,

Thence, leaving said road, N 79°20'03" W, a distance of 207.83 feet to an iron rod;

Thence, N 11°41'11" E, a distance of 221.37 feet to an iron rod;

Thence, S 79°20'54" E, a distance of 180.11 feet to an iron rod situated in the easterly margin of Twin Elms Court;

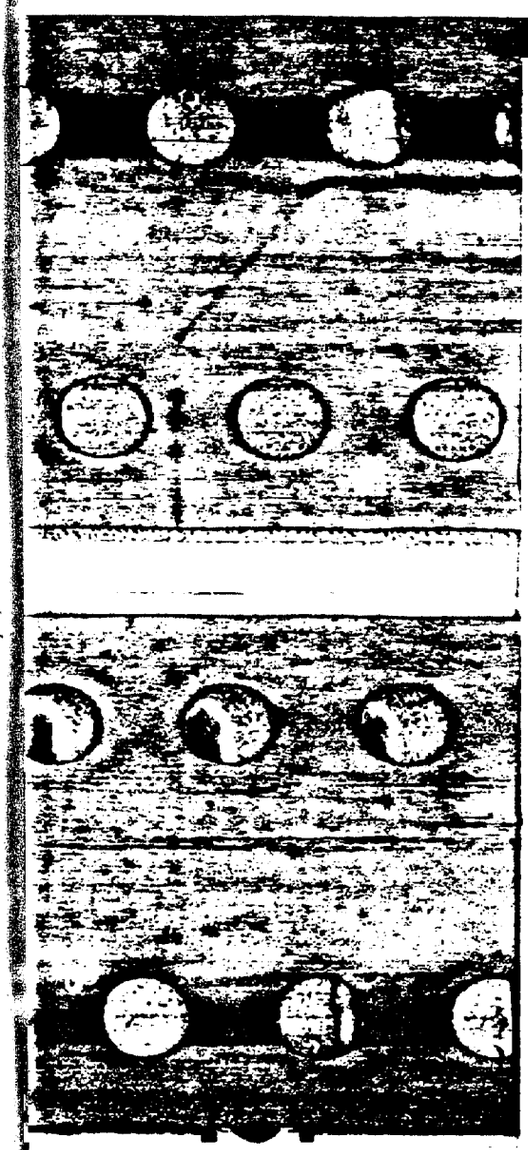
Thence, along said road, along a curve to the left, having a central angle of 15°10'29", a radius of 60.00 feet, a tangent of 7.99 feet, a length of 15.89 feet, and having a chord whichs bears S 23°22'56" E, a distance of 15.84 feet to a concrete monument;

Thence, along said road, along a curve to the right, having a central angle of 41°24'48", a radius of 60.00 feet, a tangent of 22.68 feet, a length of 43.37 feet, and having a chord whichs bears S 09°50'38" E, a distance of 42.43 feet to an iron rod;

Thence, along said road, S 10°39'06" W, a distance of 168.51 feet to the point of beginning and containing 45,119 square feet or 1.036 acres of land more or less.

Being the same property conveyed to Walter G. Knestrick of record in Deed Book 5658, Page 239 in the Register's Office for Davidson County, Tennessee. Also Being Lot 2 as shown on Elm Hill Business Center of record in Plat Book 5190, Page 662, Register's Office for Davidson County Tennessee and deeds of record to Walter G. Knestrick in Book 5589, page 135, and Book 5203, page 283, said Register's Office.

1521 07/31 0101 03CHECK 1400.50



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

RECEIVED OF _____

FOR _____

BOOK 10139 PG 561

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	375000.00
			CON TX	1387.50
			PRFEE	1.00
			TDEED	80.00
			VOID	
			TDEED	80.00-
			WDEED	12.00
			TOTAL	1400.50
			CHECK	1400.50
07/31/96	01			15:58 0001 1521

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0209396
IDENTIF. ↑ REFERENCE

96 JUL 31 PM 3:55

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1069110