BOOK 10180 PG 585

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 60,000.00

Robert W. Grace
Affiant

Sworn to and subscribed before me this 5 day of Dec., 1996.

NOTARY PUBLIC

My Commission Expires: 4-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Snake Steel, Inc. 2403 Wainford Ave Nashville, TN 37211	Same	Map 118-08 Par. 0074

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Frank Steven Johnson and wife, Carla A. Johnson, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto Snake Steel, Inc., hereinafter called Grantee, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

> Being Lot No. 66 on the Plan of Grandview Heights of record in Plat Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
>
> Being the same property conveyed to Frank Steven Johnson and wife, Carla A. Johnson by deed from Charles W. Sims and wife, Barbara J. Sims, of record in Book 9244, page 295, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2400 Eugenia Avenue, Nashville, TN 37211.
>
> This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, their heirs and assigns forever; and we do covenant with the said Grantee 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 5 day of September, 1996.

FRANK STEVEN JOHNSON

Carla A. Johnson
by Frank Steven Johnson
Attorney in FACT
CARLA A. JOHNSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 5 day of September, 1996, before me personally appeared FRANK STEVEN JOHNSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CARLA A. JOHNSON, acknowledged that he executed the same as the free act and deed of said CARLA A. JOHNSON.

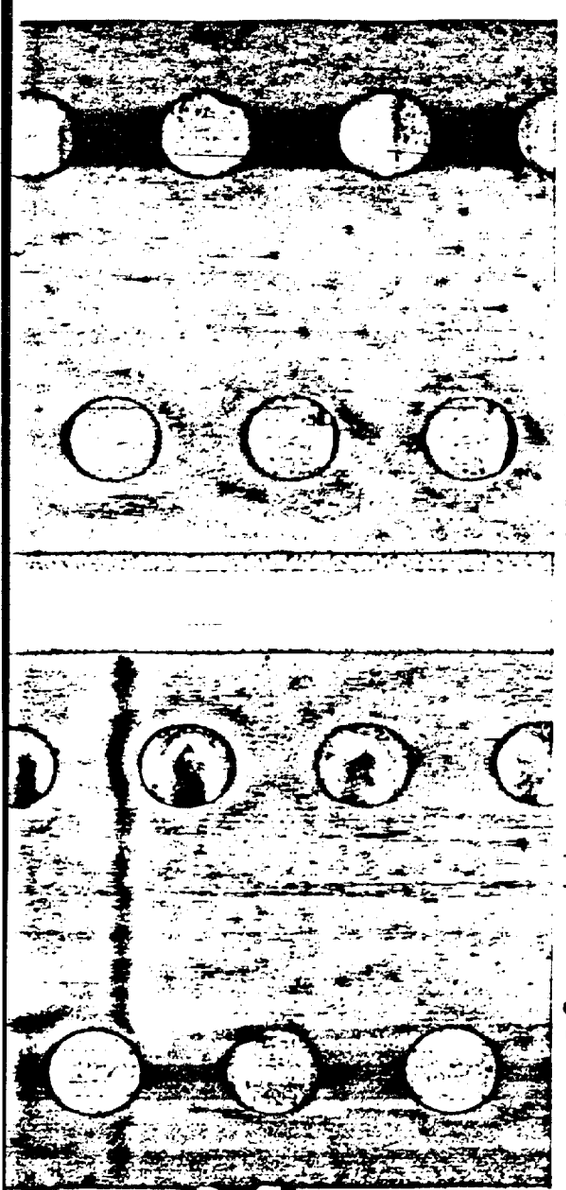
WITNESS my hand and official seal this 5 day of September, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

0221089
IDENTIFICATION REFERENCE
PICK-UP
96 SEP -5 PM 2:58
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

4856 09/05 0101 03CHECK 231.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10180 PG 587

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 60000.00
				CON TX 222.00
				PRFEE 1.00
				WDEED 8.00
				TOTAL 231.00
				CHECK 231.00
			09/05/96 01	15:02 0001 4856

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0221889
IDENTIF. # REFERENCE

96 SEP -5 PM 2:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1027356