BOOK 10193 PG 623

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $125,000.00

Robert W. Grace
Affiant

Sworn to and subscribed before me this 16 day of Sept, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-97

This instrument prepared by:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September 1996

Deputy Register

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Snake Steel, Inc.	Same	Map 118-08
2403 Winford Avenue		Par. 0075
Nashville, Tn 37211		

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, Johnson Electric Company, Inc., hereinafter called Grantor, has 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. 67 on the Plan of Grandview Heights of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Said Lot No. 67 fronts 50 feet on the easterly side of Eugenia Avenue and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Steve Johnson and wife, Pam Johnson, by deed from T. Mac Davis and Patricia H. Davis, of record in Book 7456, page 375, Register's Office for Davidson County, Tennessee, the said Pamela Anne Johnson having since quitclaimed her interest in said property to Frank Steven Johnson, by deed of record in Book 8373, page 184; the said Frank Steven Johnson having since quitclaimed his interest in said property to Steve Johnson Electric Co., Inc., by deed from of record in Book 9566, page 432 Register's Office for Davidson County, Tennessee.

It is understood and agreed that Steve Johnson and Frank Steven Johnson are one and the same persons, and that Pam Johnson and Pamela Anne Johnson are one and the same person.

It is understood and agreed that Steve Johnson Electric Co., Inc. and Johnson Electric Co., Inc. are one and the same entities.

This is improved property known as 2402 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.

Book 10193 Pg 624

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 I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my 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 my hand this 14 day of September, 1996.

JOHNSON ELECTRIC CO., INC.

Frank Steven Johnson, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank Steven Johnson, the President of Johnson Electric Co., Inc., the bargainor, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that he was duly authorized to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 14 day of September, 1996.

NOTARY PUBLIC

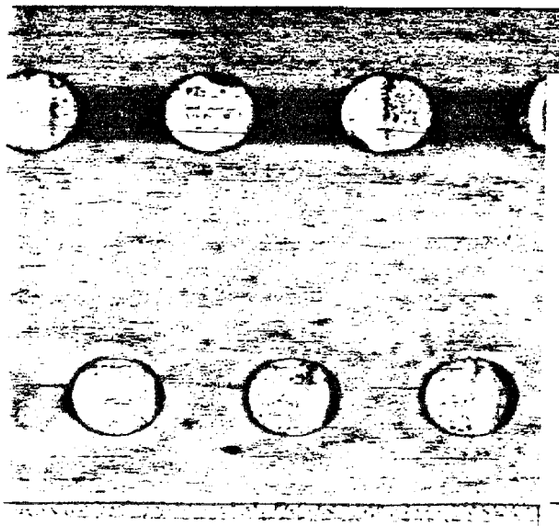
My Commission Expires: 9-26-98

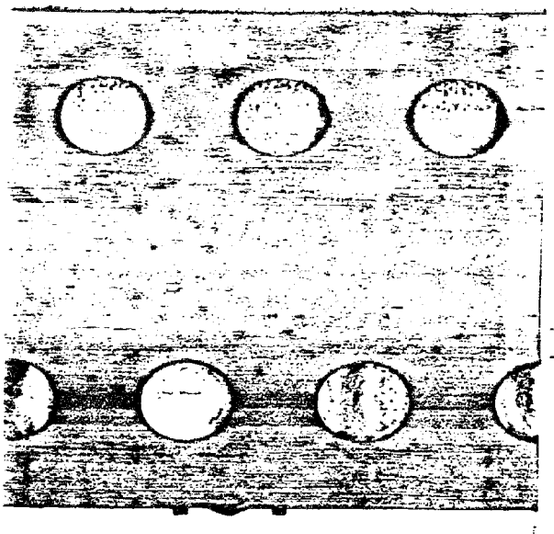
0226206
IDENTIFICATION REFERENCE

96 SEP 17 AM 10:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3659 09/17 2401 03CHECK 471.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10193 PG 625

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	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	8.00
TOTAL	471.50
CHECK	471.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 7488

0226206
IDENTIFICATION REFERENCE

96 SEP 17 AM 10:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031926