FILE BOX 57

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238-0091

BOOK 10197 PG 796

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $378,500.00.

Affiant

Subscribed and sworn to before me this 19th day of September, 1996.

Notary Public

My commission expires:

My Commission Expires NOV. 20, 1996

0227504
IDENTIF. & REFERENCE

96 SEP 20 PM 12:32
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Rivergate Industrial Center I, LLC % The Mathews Co. Po Box 22149 Nashville, TN 37202	Same	Map: 43 Parcel: 4 (part of)

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, New Process Steel Corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Rivergate Industrial Center I, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Said property being part of the property conveyed to New Process Steel Corporation by Warranty Deed from Lester Earl Bentz and J. Clark Akers, III, of record in Book 7732, page 730, Register's Office for Davidson County, Tennessee, and corrected by Instrument of correction of record in Book 7779, page 30, said Register's Office.

This conveyance is subject to the following:

1. Taxes for 1996 which the parties have prorated by separate agreement.

   If improvements are complete after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. Sec. 67-5-603 et seq.

2. Matters shown on the survey of Barge, Waggoner, Sumner & Cannon, file no. 15759-01, revised September 6, 1996.

3. Matters of record as shown on the Commitment of Chicago Title Insurance Company No. 380732 (revised).

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

And the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of the 16 day of September, 1996.

NEW PROCESS STEEL CORPORATION

By: Phil O Fuller

Its: Executive Vice President

BOOK 10197 PG 798

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared PHIL O. KELLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be EXECUTIVE VICE PRESIDENT and authorized to execute this instrument on behalf of New Process Steel Corporation, the within named bargainor, and that he as such EXECUTIVE VICE PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as EXECUTIVE VICE PRESIDENT

WITNESS my hand and official seal at office, on this the 16th day of SEPTEMBER, 1996.

Phyllis M. Ellisor
NOTARY PUBLIC

My Commission Expires: 02/04/97

PHYLLIS M. ELLISOR
MY COMMISSION EXPIRES
February 4, 1997

NOTARY PUBLIC · STATE OF TEXAS · COUNTY OF

tcsgen\newproc.gwd

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EXHIBIT A

SURVEYOR'S DESCRIPTION

Being a parcel of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located on the westerly right-of-way of Myatt Drive at Myatt Industrial Drive, and being a portion of the property owned by New Process Steel Corporation as of record in Book 7779, Page 30, R.O.D.C, and being more particularly described as follows:

BEGINNING at point in the westerly right-of-way line of Myatt Drive, said point being 314.41 feet from a concrete monument in the southeastern corner of Lot 42 as of record in Book 9895, Page 968, R.O.D.C.;

THENCE, leaving said right-of-way line the following calls:

S 69° 42' 00" W, 929.00 feet to a point;
N 20° 18' 00" W, 368.80 feet to a point in the southerly right-of-way of a proposed road;

THENCE, with said road and with a curve to the left 10.05 feet to a point, said curve having a central angle of 09° 36' 04", a radius of 60.00 feet, a tangent of 5.04 feet and a chord of N 74° 17' 10" E, 10.04 feet;

BOOK 10197 PG 799

THENCE, N 69° 42' 00" E, along said proposed right-of-way, 758.30 feet to the beginning of a curve;

THENCE, with said curve to the left, 88.92 feet to a point, said curve having a central angle of 14° 38' 22", a radius of 348.00 feet, a tangent of 44.70 and a chord of N 62° 23' 01" E, 88.68 feet;

THENCE, N 54° 44' 52" E, 75.31 feet to a pont in the west right-of-way line of Myatt Road, said point being in a curve;

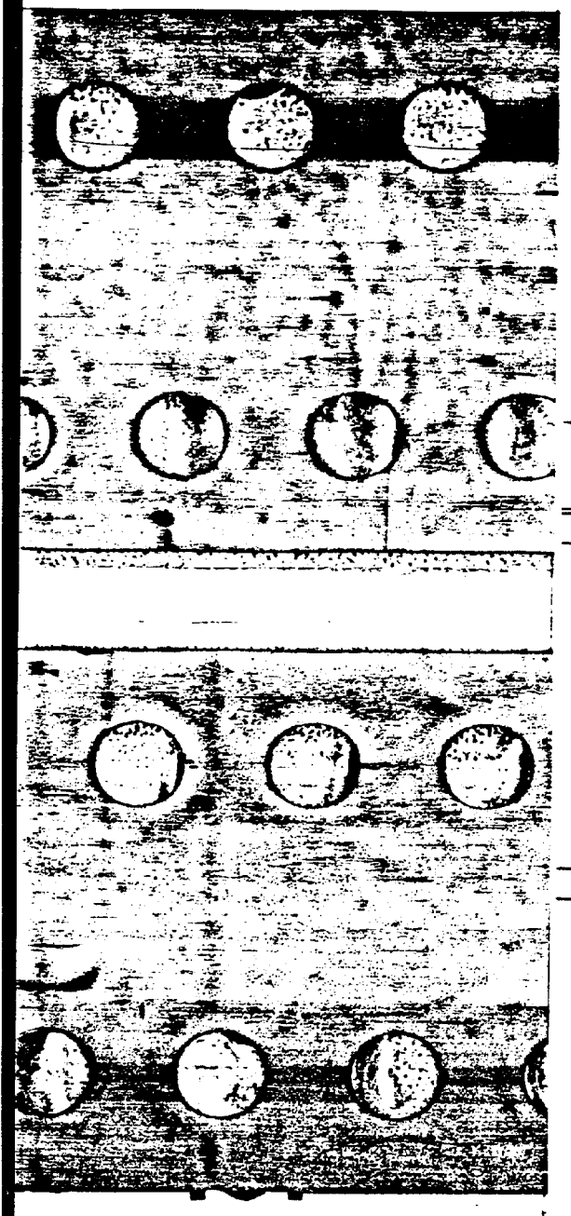
THENCE, with said curve to the left 41.37 feet to a point, said curve having a central angle of 00° 24' 39", a radius of 5,769.58 feet, a tangent of 20.69 feet and a chord of S 20° 05' 00" E, 41.37 feet;

THENCE, S 20° 18' 00" E, 357.39 feet to the point of beginning.

Containing 343,385 square feet or 7.89 acres, more or less.

Being part of the property conveyed to New Process Steel Corporation by Warranty Deed from Lester Earl Bentz and J. Clark Akers, III, of record in Book 7732, page 730, Register's Office for Davidson County, Tennessee, and corrected by Instrument of correction of record in Book 7779, page 30, said Register's Office.

RECORDERS MEMO
QUALITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

RECEIVED OF _____

FOR _____

BOOK 10197 PG 800

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	378500.00
			CON TX	1400.45
			PRFEE	1.00
			WDEED	16.00
			TOTAL	1417.45
			CHECK	1417.45
09/20/96	01		12:38 0001	0872

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227504
IDENTIF. ↑ REFERENCE

96 SEP 20 PM 12:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1033290