This Instrument Prepared By:
Joseph B. Pitt, Jr., Attorney
414 Union Street, Suite 1800
Nashville, Tn 37219
00280947, Box 35

BOOK 10241 PG 104

WARRANTY DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
James M. Lenahan P.O. Box 101244 Nashville, Tn. 37210	Owner	Map 107-0 Parcel 150

FOR AND IN CONSIDERATION of the sum of Ten and No/100 dollars ($10.00), cash in hand paid by James M. Lenahan and wife, Deborah J. Lenahan, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Jefferds Corporation, a West Virginia corporation, has this day bargained and sold, and does hereby transfer and convey unto the said James M. Lenahan and wife, Deborah J. Lenahan, the Grantee herein, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $760,000.00.

James M. Lenahan
Affiant

Subscribed and sworn to before me, this the 29 day of October, 1996.

Notary Public

My Commission Expires: 11-10-97

This is improved (x) unimproved ( ) property, known as:

1855 Airlane Drive, Nashville, Tn 37210

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, their

heirs and assigns, forever, it 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 matters shown on Schedule B, attached hereto.

IT FURTHER COVENANTS AND BINDS itself, its (successors), heirs and assigns, to warrant and forever defend the title to said real estate to said Grantee, their heirs and assigns, against the lawful claims of all persons.

Whenever 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 29 day of October, 1996, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JEFFERDS CORPORATION, A WEST VIRGINIA CORPORATION

By: _____
DANIEL F. FOLAND, VICE PRESIDENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared Daniel F. Foland, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Jefferds Corporation, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 29 day of October, 1996.

_____
NOTARY PUBLIC

Commission expires: 11-10-97

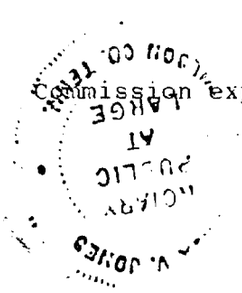


EXHIBIT A

BOOK 10241 PG 106

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being Lot 4 of the Metropolitan Industrial Park, Phase II, Section 13, as of record in Plat Book 5190, page 470, and being more particularly described as follows:

Beginning at an existing iron rod in the south right-of-way line of Air Lane Drive, being 60 feet in width, said rod also being a corner common with Lot 3 of the Metropolitan Industrial Park, Phase II, Section 13, as of record in Plat Book 5190, page 470, now or formerly the property of Sci-North Carolina Limited Partnership, as of record in Deed Book 9913, page 43;

Thence with the south right-of-way line of Air Lane Drive for the following two calls:

North 62 deg. 22 min. 00 sec. east, 37.04 feet to an iron rod set;

Along a curve to the right, the central angle of which is 43 deg. 35 min. 51 sec., the radius of which is 370.00 feet, the chord of which is north 84 deg. 09 min. 46 sec. east 274.80 feet, along an arc length of 281.54 feet to an existing concrete monument at a corner common with Lot 5 of the second revision, Metropolitan Industrial Park, Phase II, Section 7, as of record in Plat Book 5200, page 483, now or formerly the property of Realmark Property Investors Limited Partnership - IV, as of record in Deed Book 6850, page 451;

Thence leaving the south right-of-way line of Air Lane Drive with said Lot 5 for the following two calls;

South 16 deg. 00 min. 00 sec. west, 250.82 feet to an existing iron rod;

South 17 deg. 59 min. 00 sec. east, 252.31 feet to an existing iron rod in the north right-of-way line of Interstate 40;

Thence with the north right-of-way line of Interstate 40 for the following two calls;

South 72 deg. 01 min. 00 sec. west, 112.08 feet to an iron rod set;

South 75 deg. 08 min. 00 sec. west, 53.00 feet to an existing iron rod at a corner common with said Lot 3;

Thence with said Lot 3 north 17 deg. 58 min. 45 sec. west, 509.02 feet to the point of beginning.

Containing 105,091 square feet (2.413 acres more or less).

Being the same property conveyed to Jefferds Corporation by Special Warranty Deed from Clarklist of Mid-Tennessee, Inc., of record in Book 7546, page 601, Register's Office for Davidson County, Tennessee.

0241205
IDENTIFICATION REFERENCE

96 OCT 29 PM 3:51
REGISTER
DAVIDSON COUNTY, TN.

EXHIBIT B

This conveyance is made subject to the following:

1. Restrictions of record in Book 4205, page 437, in Book 4214, page 851, and in Book 4801, page 240, said Register's Office.

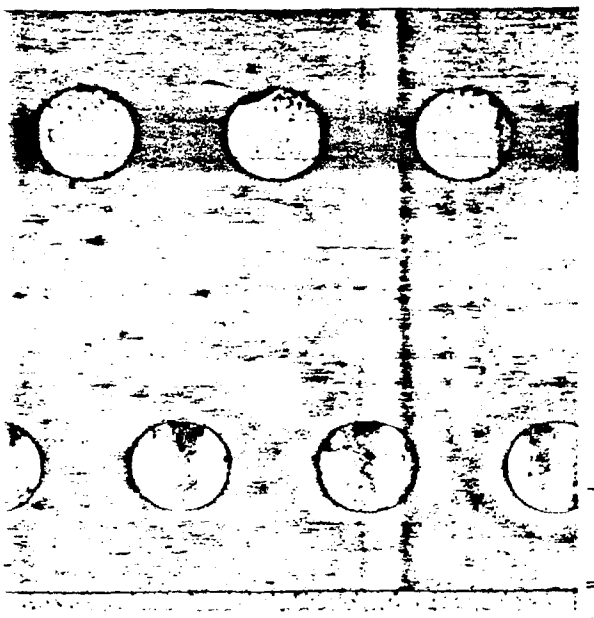
2. Sewer easements of record in Book 5202, page 243, and in Book 5275, page 486, said Register's Office.

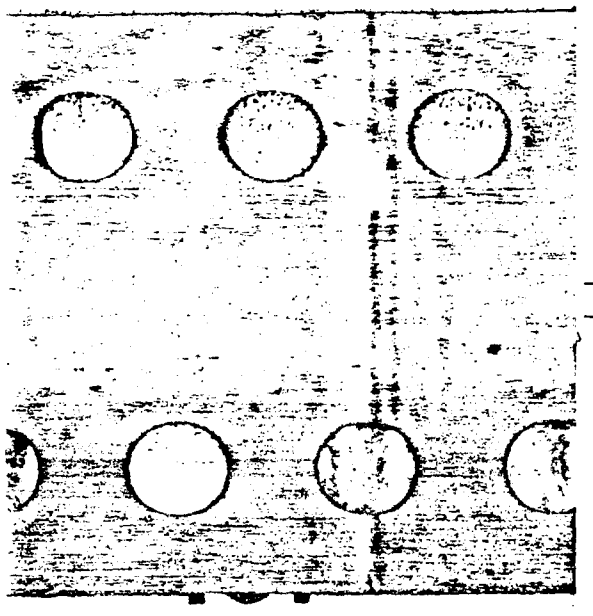
3. Subject property is bounded by Interstate Highway I-40, which is a controlled access highway, and there is no right of ingress or egress from subject property onto said highway.

4. Owners Certificate, setback lines, utility, drainage and sewer easements shown on the Plan of Lot No. 4, Metropolitan Industrial Park, Phase II, Section Thirteen, of record in Book 5190, page 470, said Register's Office.

5. Subject to all matters as shown on survey by Cherry Land Surveying, dated September 25, 1996.

5521 10/29 0101 03CHECK 2829.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10241 PG 108

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
				760000.00
				CON TX 2812.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 2829.00
				CHECK 2829.00
10/29/96	01			15:55 0001 5521

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0241205
IDENTIF. ↑ REFERENCE

96 OCT 29 PM 3:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

Nº 1082474

No [redacted]