FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 1996.

Notary Public

MY COMMISSION EXPIRES: 1-24-98

(AFFIX SEAL)

BOOK 10254 PG 786

mail

THIS INSTRUMENT WAS PREPARED BY
Richard E. Norman, Jr., Atty.,4220 Nolensville Rd,Nashville, TN.37211 (615) 834-4300
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Agron Industries, Inc. (NAME)	Same (NAME)	Map 181
6278 Pettus Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Parcel 70
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Hoyt D.F. Sparks and wife, Mary G. Sparks

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Agron Industries, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, and being described according to a survey of J.Bruce Rainey, Surveyor, #823, dated October 21, 1986, and known as Job. No.86-817, more particularly described as follows:

Beginning at an iron pin set on the southerly margin of Pettus Road; said point of beginning being the Northwest corner of this tract and also being the Northeast corner of the Bobby Dee Benningfield Property of record in Book 4914, page 667, Register's Office, Davidson County, Tennessee; thence with the southerly margin of Pettus Road S 87 degrees 26' 01" E 31.00 feet to an iron pin; thence N 88 degrees 18' 16" E 66.70 feet to an iron pin; thence N 86 degrees 30' 00" E 52.30 feet to an iron pin; thence leaving the margin of said Pettus Road and severing the Crabtree Property of which this is part S 00 degrees 29'17"E 1476.28 feet to an iron pin; thence with Crabtree's original southerly line N 85 degrees 13' 21" W 244.36 feet to an iron pin; thence N 02 degrees 43' 59" E 550.00 feet to an iron pin; N 19 degrees 40'59" E 22.00 feet to an iron pin; thence N 03 degrees 08'59" E 73.00 feet to an iron pin; thence N 00 degrees 46'01" W 136.00 feet to an iron pin; thence N 03 degrees 33'59" E 360.00 feet to an iron pin; thence N 33 degrees 43'59" E 108.00 feet to an iron pin; thence N 17 degrees 01' 01" W 136.00 feet to an iron pin; thence N 01 degrees 38' 59" E 94.00 feet to the point of beginning, containing 6.57 acres, more or less.

Being the same property conveyed to Hoyt D.F. Sparks and wife, Mary G. Sparks, by deed from Ray Agner and wife, Regina Agner of record in Book 10004, page 575, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 6278 Pettus Road, Antioch, TN. 37013
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 1st day of October, 1996

X Hoyt D.F. Sparks

X Mary G. Sparks

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hoyt D.F. Sparks and Mary G. Sparks

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of October, 19 96

Commission expires 1-24-98

Elaine P. Sheppard
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

Hoyt D.F. Sparks and

Mary G. Sparks

TO

Agron Industries, Inc.

021506 1

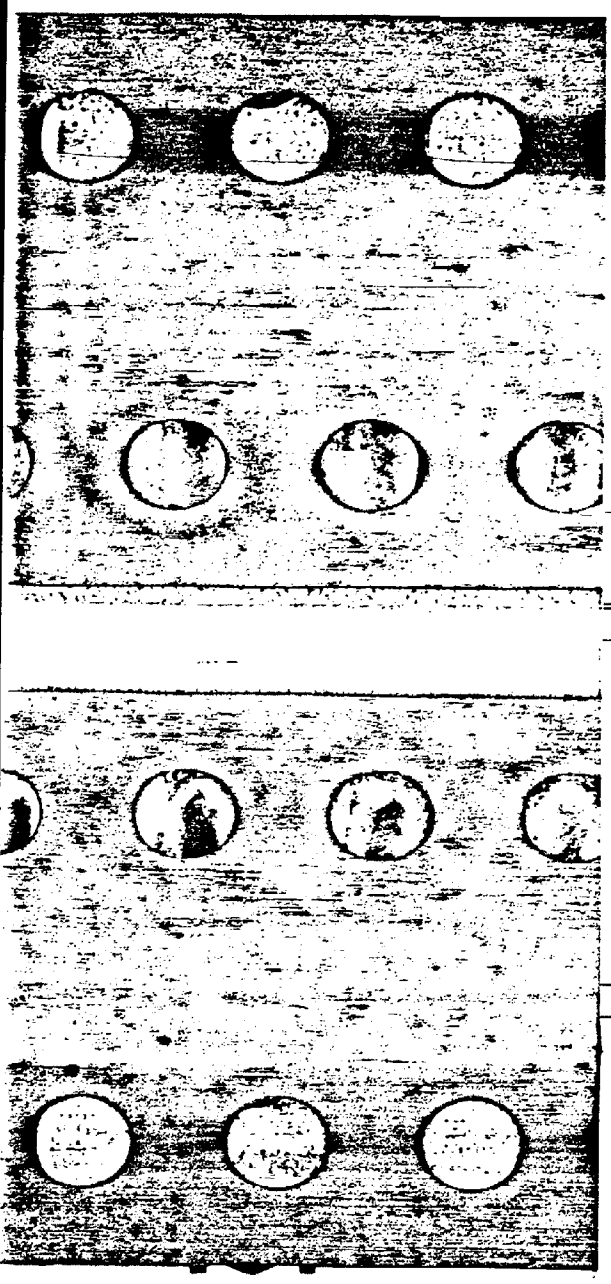
IDENTITY & REFERENCE

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

96 NOV -8 AM 10:35 96 11/08 0101 03CHECK $23.50

FELIX A. ERSKINE REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 10254 PG 788

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	85000.00
			CON TX	314.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	323.50
			CHECK	323.50
11/08/96	01		10:37 0001	9666

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0245061
IDENTIF. # REFERENCE

96 NOV -8 AM 10:35

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

No. 1086582