Bk 37
LL

This document prepared by:
Giles Gilpin Perkins
Gorham and Waldrep
Suite 700, 2101 6th Avenue North
Birmingham, Alabama 35203

Send Tax Bills to New Owner at:
4461 Clairmont Avenue
Birmingham, Alabama 35222

Map-Parcel Numbers 106-2-63

BOOK 10307 PG 318

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, RAM TOOL AND SUPPLY COMPANY, INC., an Alabama Corporation (the "Grantor") has bargained and sold, and by these presents transfers and conveys to MHH PROPERTIES, L.L.C., an Alabama Limited Partnership (the "Grantee"), the Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described as follows: (the "Property").

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Resubdivision of Lots 3 and 4 Fesslers Lane Business Park of record in Book 8250, page 531, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Ram Tool and Supply Company, Inc., an Alabama Corporation by deed of record in Book 9959, page 274, Register's office for Davidson County, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1) Real estate taxes for the current year have been prorated between the parties.

2) Matters shown on the Plan of Resubdivision of Lots 3 and 4 Fesslers Lane Business Park of record in Book 8250, page 531, Register's office for Davidson County, Tennessee.

3) Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens contained in the instrument of record in Book 6834, page 921, Register's office for Davidson County, Tennessee.

The actual consideration or value, which ever is greater, is $1,305,319.06.

Affiant

Subscribed and sworn before me this 5th day of December, 1996.

Notary Public
My Commission Expires: 2.1.97

BOOK 10307 PG 319

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the property is free from all encumbrances made or suffered by Grantor, except to the extent set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property of the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 30 day of December, 1996.

Ram Tool and Supply Company, Inc.

Maryam B. Head

By: Maryam B. Head, President

State of Alabama)

County of Jefferson) Kathy B. Sanderson

Before me, ~~Maryam B. Head~~ _____, the undersigned, a Notary Public in and for Jefferson County, Alabama, personally appeared Maryam B. Head, with whom I am personally acquainted, and who upon oath acknowledged herself to be the President of Ram Tool and Supply Company, Inc., an Alabama corporation, and that as such she has been authorized to execute the forgoing instrument for the purposes therein contained.

Witness my hand and seal, in Birmingham, Alabama, this 31st day of December, 1996.

Kathy B. Sanderson

NOTARY PUBLIC

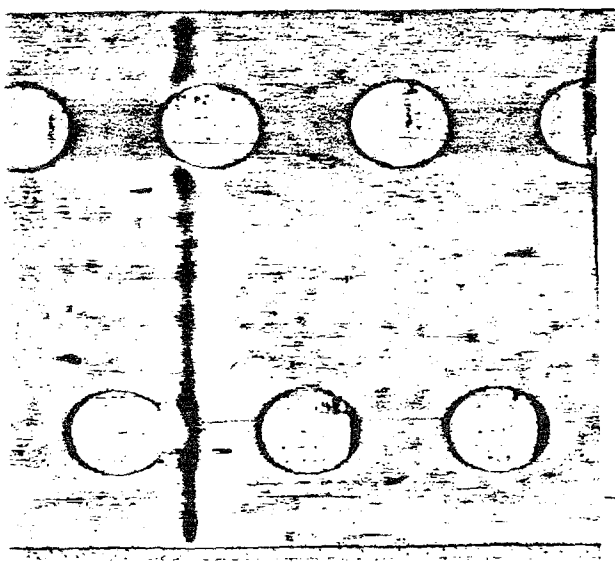
My Commission Expires 8/21/97

NOTARY PUBLIC STATE AT LARGE

02606 16
IDENTIFICATION REFERENCE

96 DEC 31 PM 4:07
FELIX Z. BRASWELL REGISTER
DAVIDSON COUNTY, TN.

1053 12/31 0101 03CHECK 4838.68



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10307 PG 320

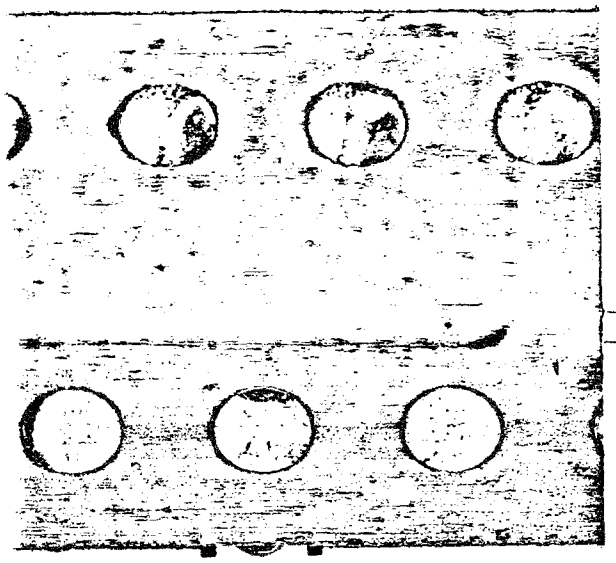
CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CHMT 1305319.06
				CON TX 4829.68
				PRFEE 1.00
				WDEED 8.00
				TOTAL 4838.68
				CHECK 4838.68
12/31/96	01			16:07 0001 1053

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0260616
IDENTIF. # REFERENCE

95 DEC 31 PM 4:07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1103604