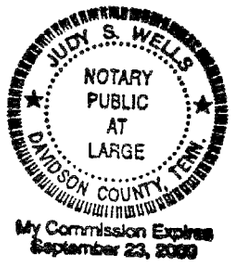
BOOK 10334 PG 333

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 19 97

Notary Public

MY COMMISSION EXPIRES: 9/23/2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., 750 Old Hickory Blvd., Suite 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Advanced Mechanical Contractors, (NAME)	(NAME)	147-7-162
4404 Nolensville Road (ADDRESS)	(ADDRESS)	5DU-00320
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Marvis Pratt King and Daphne Pratt Dixon and Robert Pratt and Ritchey R.P.M. Delores Mooreand Helen Renee Pratt, of the Estate of Helen Margaret Pratt HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Advanced Mechanical Contractors,, 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:

A tract of land in the 5th, formerly the 7th, Civil District of Davidson County, Tennessee, on the easterly side of the Nolensville Turnpike Road described as follows, to-wit:

Beginning in the center of said Turnpike Road, the original corner of J.T. Wade and William Prichett, and running thence northerly with the center of said road, 105 feet to the corner of a lot formerly owned by Dodd; thence easterly 415 feet to a stone; thence southerly 182 feet; and thence westerly 415 feet to the beginning, containing 1 1/2 acres, more or less.

Being the same property conveyed to Andrew Pratt and wife Helen Pratt by deed from Julia Shelton, et al, of record in Book 931, page 25, Register's Office for Davidson County, Tennessee. Helen Pratt having since died, being preceded in death by Andrew Pratt. The will of Helen Pratt was probated December 22, 1985, of record in Will Book 152, page 861, Probate Court Clerk's Office for Davidson County, Tennessee. The property is devised to her then living (unnamed) children.

This conveyance is subject to the following: Taxes for the year 1997 have been prorated and payment thereof is expressly assumed by the herein Grantee; Perpetual Easement for Highway Purposes of record in Book 4011, page 925,

CONTINUED

unimproved ( )
This is improved (X) property, known as 4404 Nolensville Road, Nashville, TN 37211
(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 hand s this 29th day of January 19 97

Marvis Pratt King
Marvis Pratt King

Robert Pratt
Robert Pratt

Daphne Pratt Dixon
Daphne Pratt Dixon

Ritchey P. Moore Helen Renee Pratt
Ritchey Delores Moore Helen Renee Pratt

BOOK 10334 PG 334

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marvis Pratt King, Daphne Pratt Dixon, Robert Pratt Ritchey Delores P. Moore and Helen Renee Pratt

the bargainor s with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 29th day of January 19 97.

Commission expires 9/23/2000

Notary Public

JUDY S. WELLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires September 23, 2000

STATE OF TENNESSEE
COUNTY OF

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 _____ oath(s) acknowledged _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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

LEGAL DESCRIPTION CONTINUATION

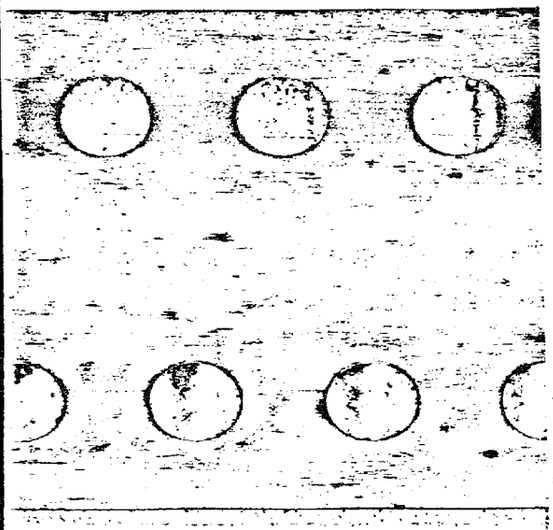
Register's Office for Davidson County, Tennessee.

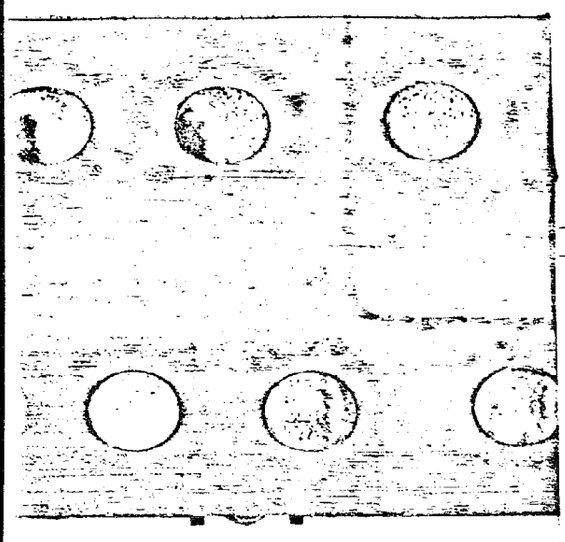
Said property having been inherited by Grantors, it is not the principal residence of the herein named Grantors or their spouses.

0268585
IDENTIFICATION REFERENCE

97 JAN 31 AM 9:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9589 01/31 0101 03CHECK 601.00





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

RECEIVED OF _____

FOR _____

BOOK 10334 PG 335

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
			CAMT	160000.00
			CON TX	592.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	601.00
			CHECK	601.00
01/31/97	01		09:13 0001	9589

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0268585
IDENTIFICATION REFERENCE

97 JAN 31 AM 9:13

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 1112048