Prepared by Clark H. Tidwell, III, Lassiter, Tidwell & Hildebrand, PLLC, 213 Fifth Avenue, North, Nashville, Tennessee 37219.

NEW OWNER ADDRESS:	SEND TAX NOTICES:	MAP-PARCEL NOS.:
Southern Mechanical, Inc. 1421 Second Ave. No. Nashville, TN 37208	Same	82-9; 226,229,233 and 133

WARRANTY DEED

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 considerations, the receipt and sufficiency of which are hereby acknowledged, Frank A. Wilk, Jr. (hereinafter referred to as GRANTOR), has bargained and sold and by these presents does hereby grant, transfer and convey unto Southern Mechanical, Inc., a Tennessee corporation (hereinafter referred to as GRANTEE), its successors and assigns, all of Grantor's right, title, and interest in certain land in Davidson County, Tennessee, more particularly described as follows, to wit:

Tract 10: Map 82-9; Parcels 133, 229, 233, 226 BOOK 11012 PAGE 660

Three tracts of land in the First Civil District of Nashville, Davidson County, Tennessee, all of which front on the westerly margin of Second Avenue North, described as follows:

TRACT I:

All of Lot No. 79 and South 5 feet of Lot No. 78, in the Subdivision of McGavock City Park Lots, of record in Book 57, page 101, Register's Office for said County, being all of Parcel No. 133, Davidson County Property Map No. 82-9, more particularly described as follows:

BEGINNING at a point at the southwest corner of Second Avenue North and Taylor Street; thence with the northerly margin of Taylor Street S 59 deg. 48' 05" W 137.50 feet to a point in the east margin of an alley; thence in a northerly direction along the east margin of said alley N 30 deg. 24' 47" W 55.00 feet to a point; thence leaving said alley and running in an easterly direction and parallel with Taylor Street, N 59 deg. 48' 05" E 137.50 feet to a point in the westerly margin of Second Ave. North; thence in a southerly direction with the westerly margin of Second Ave. North, S 30 deg. 24' 47" E 55.00 feet to the point of beginning, containing 7,562.5 square feet or 0.17 acres, more or less.

TRACT II:

Part of lot No. 21 and 22 of the Hugh W. McGavock's Addition to Nashville of record in Book 17, page 640, being all of Parcel Nos. 229 and 233, Davidson County Property Map No. 82-9, more particularly described as follows:

BEGINNING at a point at the northwest corner of Second Avenue North and Taylor Street; thence with the westerly margin of Second Avenue North S 30 Deg. 27' 15" East 193.19 feet to a point; thence South 59 deg. 48' 05" West 134.4 feet to a point in the east margin of an alley; thence in a northerly direction with the easterly margin of said alley N 30 deg. 27' 15" west 192.19 feet to a point in the southerly margin of Taylor Street; thence with the southerly margin of Taylor Street N 59 deg. 48' 05" East to the point of beginning, containing 25,964.0 square feet of 0.60 acres, more or less.

TRACT III:

Part of lot No. 22 of the Hugh W. McGavock's Addition to Nashville, of record in Book 17, page 640, being all of Parcel No. 226, Davidson County Property Map No. 82-9, more particularly described as follows:

BEGINNING at a point in the westerly margin of Second Ave. North, said point of beginning being S 30 deg. 27' 15" East 50.00 feet from the southeast corner of said Tract No. II; thence with the westerly margin of Second Avenue North S 30 deg. 27' 15" East 43.40 feet to a point; thence S 59 deg. 48' 05" West 134.4 feet to a point in the east margin of an alley; thence with said alley N 30 deg. 27' 15" West 43.40 feet to a point; thence north 59

deg. 48' 05" East 134.4 feet to the point of beginning containing 5833 square feet or 0.14 acres, more or less.

Being the same property conveyed to Frank A. Wilk, Jr., by deed from (i)Herbert Wilk Real Estate, dated May 1, 1992, recorded May 4, 1992, in Book 8616, page 772, Register's Office for Davidson County; and by deed from (ii)R. D. Herbert, III, dated May 1, 1992, recorded May 4, 1992, in Book 8616, page 778, Register's Office for Davidson County.

BOOK 11012 PAGE 661

The above legal description is the same as used in the prior deed.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the property.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. GRANTOR covenants it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered (except for 1998 property taxes, not yet due). GRANTOR further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming under GRANTOR.

Witness my hand this 7th day of July, 1998.

FRANK A. WILK, JR.

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.
98 JUL -8 PM 3:12

04601.72
IDENTIF. # REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Frank A. Wilk, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 7th of July, 1998.

NOTARY PUBLIC

CALLIE GRACE WOOLSEY NOTARY PUBLIC LARGE WILSON CO. TENN.

My Commission Expires: 10-14-01

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

By: Harry Johnson
Affiant

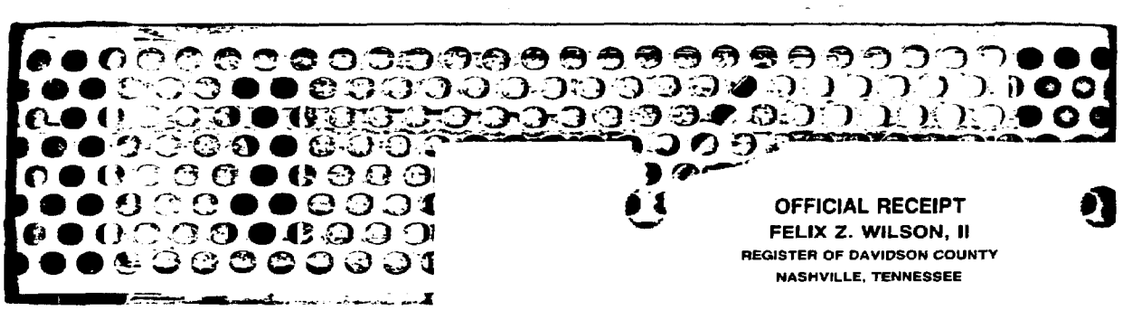
Sworn to and subscribed before me this 7th day of July, 1998.

NOTARY PUBLIC

CALLIE GRACE WOOLSEY NOTARY PUBLIC LARGE WILSON CO. TENN.

My Commission Expires:
10-14-01

1088 07/08 0101 03CHECK 869.00



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

RECEIVED OF _____

FOR _____

BOOK 11012 PAGE 662

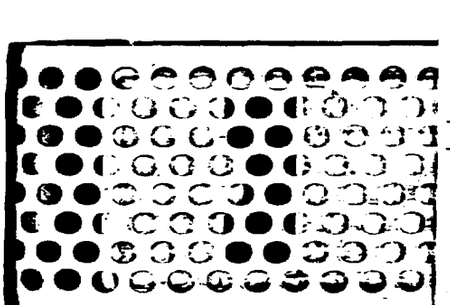
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	240000.00
CON TX	888.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	899.00
CHECK	899.00

07/08/98 01 15:12 0001 1088

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04601172
IDENTIF. ↑ REFERENCE

98 JUL -8 PM 3:12.
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316822