FOR RECORDING PURPOSES:

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ HARRIS

The actual consideration or value, whichever is greater, for this transaction is $1,373,000.00.

Subscribed and Sworn to before me this the 5TH day of ~~September~~ OCTOBER, 1998.

Notary Public

Commission Expires: 02/04/01

PHYLLIS M. ELLISOR
MY COMMISSION EXPIRES
February 04, 2001

THIS INSTRUMENT WAS PREPARED BY Richie & Gueringer, P.C. 100 Congress Avenue, Suite 455, Austin, Texas 78701 - mail		
ADDRESS NEW OWNER(S) AS FOLLOWS: Fant Properties, Ltd. P.O. Box 55205 Houston, Texas 77255	SEND TAX BILLS TO: Fant Properties, Ltd. P.O. Box 55205 Houston, Texas 77255	MAP-PARCEL NUMBER: 43-4

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE

New Process Steel Corporation

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Fant Properties, Ltd.

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:

See Exhibit "A" - Legal Description

Consisting of approximately Twenty and 53/100 acres of land out of the property

BEING the same property conveyed to New Process Steel Corporation, by Deed of Record in Book 7732, page 730, as corrected in Book 7779, page 30, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easements and restrictions of record and taxes for 1998 and subsequent years.

5340 11/10 0101 03CHECK 5095.10

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS 450 Myatt Drive, Madison, Tennessee, 37115

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. 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, effective the 1st day of March, 1998.

New Process Steel Corporation

By: _____
Richard E. Fant, President

98 NOV 10 PM 12:24
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
05110979

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Richard E. Fant, President of New Process Steel Corporation, a Delaware corporation, and that as such Richard E. Fant, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the 28th day of September, 1998.

KAREN E. BOLLINGER
NOTARY PUBLIC
State of Texas
Comm. Exp. 06-28-2000

Karen E. Bollinger
Notary Public, State of Texas

FURNISHED BY:
Richie & Gueringer, P.C.
100 Congress Avenue, Suite 455
Austin, Texas 78701

WARRANTY DEED

FROM: New Process Steel Corporation

TO: Fant Properties, Ltd.

After recording, please return to:

RICHIE & GUERINGER, P.C.
100 Congress Avenue, Suite 455
Austin, Texas 78701
512-236-9220 telephone
512-236-9230 facsimile

EXHIBIT "A"

Being a parcel of land, containing approximately 20.53 acres of land, in the Second Civil District of Nashville, Davidson County, Tennessee, located on Myatt Drive, one mile, more or less, south of Gallatin Road, being a part of the same property conveyed to Johnson Houston Partners, by Deed of Record in Book 9895, page 968, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11198 PAGE 787

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
1373000.00
CON TX 5080.10
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 5095.10
CHECK 5095.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/10/98 01 12:23 0001 5340

98 NOV 10 PM 12:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

05I0979
IDENTIFICATION REFERENCE

No. 1370459