THIS INSTRUMENT PREPARED BY: MARSHALL D. KROLICK, ESQ., 225 West Washington Street, Suite 1700, Chicago, IL 60606

# WARRANTY DEED

## (CORPORATE FORM)

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Steel Coils, Inc. | Same | Map 93-12 |
| (NAME) | (NAME) | |
| 407 Driftwood Street | | Parcel 7 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, TN | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged Dollars,

S.C.I. Properties, Inc., an Illinois corporation, Grantor,

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*has bargained and sold, and does hereby transfer and convey unto the said* Steel Coils, Inc., an Illinois corporation, Grantee, and its

*(successors), ~~heirs~~ and assigns,*

*certain real estate in* Davidson *County, Tennessee, as follows:,*

See Exhibit A attached hereto and thereby made a part hereof.

05564636

99 MAR 23 PM 12:05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 3,100,000.00

Subscribed and sworn to before me this 19th day of March 99

My commission expires: My Commission Expires 02/25/02

"OFFICIAL SEAL" Notary Public, State of Illinois

Affiant

Notary Public

unimproved ( )
This is improved ( X ) property, known as 407 Driftwood Street (House Number) (Street) P. O. Address: Nashville (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging thereto to the said* Steel Coils, Inc., its

*(successors), ~~heirs~~ and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

*Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said* Steel Coils, Inc., its

*(successors), ~~heirs~~ and assigns, against the lawful claims of all persons.*

*Witness* our *hands this* 1st *day of* March, 1999, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

**RECORDERS MEMO**
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

S.C.I. Properties, Inc., an Illinois corp.
By: President

Attest: Secretary

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

*Personally appeared before me,* ..... *, a Notary Public in and for said County and State,* .....

*the within named bargainor....., with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* ..... *Tennessee, this* ..... *day of* ....., *19*.....

..... *Notary Public*

*Commission expires* .....

STATE OF ILLINOIS )
COUNTY OF COOK )

*Before me,* ....., *a Notary Public of the State and County aforesaid, personally appeared* Robert Pinkert and Yoshikata Kizawa *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* president and secretary *of the* S.C.I. Properties, Inc., an Illinois corporation *the within named bargainor, a corporation, and that* the Y *as such* president and secretary *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* president and secretary .....

*Witness my hand and seal, at office in* ....., Illinois
*this* 1st *day of* March, *19* 99

Sandra L. Musil *Notary Public*

*Commission expires* 2/25/02

"OFFICIAL SEAL"
SANDRA L. MUSIL
Notary Public, State of Illinois
My Commission Expires 02/25/02

WARRANTY DEED

FROM

TO

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

# EXHIBIT A

## LEGAL DESCRIPTION

Being a parcel of land located in Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee, located at the Northerly Terminus of Driftwood Street at the Cumberland River, being a portion of Lot No. 1 Consolidation Plat Steel Coils Inc., of Record in Plat Book 11190, Page 15, R.O.D.C., and being more particularly described as follows:

Beginning at an existing iron spike in the westerly right-of-way line of Driftwood Street, said spike being northerly 292.38 more or less from centerline extended of Nestor Street, said point also being the southeast corner of Tract I and the northeast corner of Tract II;

Thence, leaving said westerly right-of-way of Driftwood Street with the common line between Tract I and Tract II, N 82°52'15" W, 449.62 feet to a point in the easterly right-of-way of Interstate 65;

Thence, with said easterly right-of-way of Interstate 65, N 06°08'00" W, 3.66 feet to a point in the easterly boundary of property conveyed to State of Tennessee of record in Book 2903, Page 193, R.O.D.C.;

Thence, with said easterly line of State of Tennessee property N 07°00'00" E, 376.10 feet to a witness iron pin;

Thence, continuing with said easterly line of State of Tennessee property, N 15°52'00" W, 90.7 feet more or less to the approximate ordinary high water line of the Cumberland River;

Thence, northeasterly and upstream, generally following the meanderings of said water line, 751.4 feet more or less to the westerly line of the Metropolitan Government of Nashville Davidson County Tennessee property of record in Book 11030, Page 797, R.O.D.C.;

Thence, with said westerly line of said Metropolitan Government property S 07°00'00" W, passing a witness iron pin at 62.5 feet more or less, and continuing on, in all, 241 feet more or less to a pointing the northerly boundary of Metropolitan Government of Nashville Davidson County Tennessee of record in Book 8410, Page 150, R.O.D.C.;

Thence, with said northerly boundary S 77°00'00" W, 97.43 feet to a point in the Metropolitan Government of Nashville Davidson County, Tennessee property of record in Book 11030, Page 797, R.O.D.C.;

Thence, with said Metropolitan Government property N 87°47'50" W, 89.59 feet to a point in the easterly right-of-way line of Driftwood Street;

Thence with said easterly right-of-way S 07°00'00" W, 25.00 feet to a point;

Thence, leaving said easterly right-of-way, S 77°00'00" W., 53.21 feet to a point int he westerly right-of-way line of Driftwood Street;

Thence, with said westerly right of way, S 07°00'00" W., 364.52 feet to the point of beginning.

Containing 303,584 square feet or 6.97 acres more or less.

Being part of the same property conveyed to S.C.I. Properties, Inc., an Illinois corporation, by deed from Carolina Steel Corporation, a North Carolina corporation, as successor by merger to Mid-State Steel, Inc., a Tennessee corporation of record in Book 8774, page 458, Register's Office for Davidson County, Tennessee.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

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| | | | | | |
|---|---|---|---|---|---|
| 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 | CFEE | - COMPUTER FEE | PRFEE | - PROBATE FEE |

0564636

REMITTER'S REFERENCE

99MAR 23 PM 12:05

CAMT
3100000.00
COw TX 11470.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 11485.00
CHECK 11485.00
03/23/99 01 12:05 0001 230B

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1441400