Box 35

This instrument prepared by:
James G. Lackey, III, Attorney
414 Union Street, Suite 1800
Nashville, TN 37219

Instr:200003160026892 Page: 1 OF 5
REC'D FOR REC 03/16/2000 9:46:29AM
RECORD FEE: $23.00
M. TAX: $0.00 T. TAX: $2035.00

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Westwood Myatt Drive Partners	Same	11D24085
(NAME)	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) 1330 Murfreesboro Road	(STREET ADDRESS)	Map 43-0
(CITY) (STATE) (ZIP) Nashville, TN 37217	(CITY) (STATE) (ZIP)	Parcel 4

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Fant Properties, Ltd. and New Process Steel, L.P., a Delaware limited partnership, successor in interest to New Process Steel Corporation, *Grantor(s) have bargained and sold, and do hereby transfer and convey unto the said* Westwood Myatt Drive Partners *the Grantees herein, their (successors), heirs and assigns, certain real estate in* Davidson *County,* Tennessee *as follows:*

See Exhibit "A" attached hereto.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value whichever is greater, for this transfer is $ 5[illegible]00.00

Subscribed and sworn to before me this the 15th *day of* March, 2000

Affiant Sam D. Hodges III

My commission expires: 3/24/01 *(Affix Seal)*

Notary Public James G. Lackey

NOTARY PUBLIC AT LARGE TENNESSEE

This is unimproved (x) improved ( ) property, known as [illegible] Myatt Drive, Madison Tennessee
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

New Process Steel, L.P., a Delaware limited partnership, successor in interest to New Process Steel Corporation, joins in the execution of this instrument to confirm the conveyance of the herein described property to the Grantee herein named, and to clarify that the property conveyed by deed of record in Book 11198, page 784, Register's Office for Davidson County, Tennessee, was and is intended to be the same property as is conveyed by this instrument.

Witness our hand this 14th *day of* March, *2000, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Fant Properties, Ltd
By: Richard E. Fant, LLC,
General Partner

By: Phil O. Kelley
Phil O. Kelley, Manager

New Process Steel, L.P.,
successor in interest to New Process Steel Corporation
By: New Process Steel GP LLC,
General Partner

By: Phil O. Kelley
Phil O. Kelley, V.P.

STATE OF Texas
COUNTY OF Harris

Before me, Emily L. Ramsey, *a Notary Public of the State and County aforesaid, personally appeared Phil O. Kelley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice President of New Processs Steel GP, LLC, a Delaware limited liability company, which is a general partner of New Process Steel, L.P., the within named bargainor, a Delaware limited partnership, successor in interest to New Process Steel Corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by such limited liability company, by himself as Vice President.*

Witness my hand and seal, at office in Houston, Texas, *this* 14th *day of* March, *2000.*

Emily L Ramsey *Notary Public*

Commission expires 09-05-2001

EMILY L. RAMSEY
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-05-2001

STATE OF Texas
COUNTY OF Harris

Before me, Emily L. Ramsey, *a Notary Public of the State and County aforesaid, personally appeared Phil O. Kelley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Manager of Richard E. Fant, LLC, a Texas limited liability company, which is a general partner of Fant Properties, Ltd., the within named bargainor, a Texas limited partnership, and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such limited liability company, by himself as Manager.*

Witness my hand and seal, at office in Houston, Texas, *this* 14th, *day of* March, *2000*

Emily L Ramsey *Notary Public*

Commission expires 09-05-2001

EMILY L. RAMSEY
NOTARY PUBLIC
State of Texas
Comm. Exp. 09-05-2001

ENCUMBRANCES:

See Exhibit "B" attached herto.

EXHIBIT "A"

SURVEYOR'S DESCRIPTION

Being a parcel of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Myatt Drive and Fant Industrial Drive and being more particularly described as follows:

BEGINNING at a point in the westerly right-of-way of Myatt Drive, as widened (Book 10395, Page 40, R.O.D.C.) said point being the northerly end of a curve return of said northwest intersection of Myatt Drive and Fant Industrial Drive; said point is further described as being 57.5 feet from the centerline of Myatt Drive and 54.7 feet from the centerline of Fant Industrial Drive;

THENCE, with the arc of a curve to the right, 38.95 feet to the northerly right-of-way of said Fant Industrial Drive, said curve having a radius of 25.00 feet, a central angle of 89° 15' 17", a tangent distance of 24.68 feet, and a chord of S 25° 09' 06" W, 35.13 feet;

THENCE, with said right-of-way S 69° 42' 00" W, 755.83 feet to a point;

THENCE, with the arc of a curve to the right, 62.83 feet to a point, said curve having a radius of 60.00 feet, a central angle of 60° 00' 00", a tangent distance of 34.64 feet and a chord of N 80° 18' 00" W, 60.00 feet;

THENCE, with the arc of a curve to the left forming a cul-de-sac at the terminus of said Fant Industrial Drive, 251.33 feet to the northwest corner of the property deeded to Rivergate Industrial Center 1, LLC of record in book 10242, Page 567, R.O.D.C.; said curve having a radius of 60.00 feet, a central angle of 240° 00' 00", and a chord of S 09° 42' 00" W, 103.92 feet;

THENCE, leaving said drive at right angles and with the westerly boundary to said Rivergate Industrial Center, S 20° 18' 00" E, 368.80 feet to an iron pin in the northerly line of the property deeded to Johnson Houston Partners of record in Book 9895, Page 968, R.O.D.C.;

THENCE, with said northerly line, S 69° 42' 00" W, 447.18 feet to an iron pin in the easterly boundary of the property of Lemans Apartment Condominiums of record in Book 5200, Page 506, R.O.D.C.;

THENCE, with said boundary of Lemans Apartment Condominiums and the property deeded to Jean S. Nicholas of record in Book 10144, Page 712, R.O.D.C., N 16° 56' 31" W, 989.36 feet to a monument in the southerly boundary of the property deeded to E. I. Dupont of record in Book 6237, Page 171, R.O.D.C.;

THENCE, with said boundary N 83° 45' 00" E, 66.93 feet to a monument, being the southeasterly corner of said E. I. Dupont property;

THENCE, with the northerly boundary of said E. I. Dupont property the following calls:

with the arc of a curve to the left, 81.05 feet to a point, said curve having a radius of 413.34 feet, a central angle of 11° 14' 04", a tangent distance of 40.65 feet, and a chord of N 40° 44' 58" W, 80.92 feet;

N 46° 22' W, 540.30 feet to a point;

at right angles, N 43° 38' E, 15.00 feet to a point;

at right angles, N 46° 22' W, 175.80 feet to a point;

EXHIBIT "A"
CONTINUED

with the arc of a curve to the left, 565.82 feet to a point, said curve having a radius of 428.34 feet, a central angle of 75° 41'; a tangent distance of 332.75 feet and a chord of N 84° 12' 30" W, 525.56 feet;

S 57° 57' W, 112.80 feet to a point in the easterly right-of-way of the CSX Transportation Railroad, said point being 50-feet from the centerline of the north bound main;

THENCE, with said right-of-way in a northerly direction N 49° 58' E, 50.80 feet to a point;

THENCE, continuing with said right-of-way with the chord of a spiral curve to the left, N 49° 03' E, 182.46 feet to the southwesterly corner of the property deeded to Eastwells Corporation of record in Book 9758, Page 124, R.O.D.C.;

THENCE, with the southerly boundary of said Eastwells Corporation property the following calls:

leaving said CSX Transportation Railroad with the arc of a curve to the right 512.85 feet to a point, said curve having a radius of 478.34 feet, a central angle of 61° 25' 45", a tangent distance of 284.18 feet and a chord of S 77° 04' 55" E, 488.63 feet;

S 46° 22' E, 716.09 feet to an iron pin;

with the arc of a curve to the right, 60.46 feet to a point, said curve having a radius of 478.34 feet, a central angle of 07° 14' 30", a tangent distance of 30.27 feet and a chord of S 42° 45' E, 60.42 feet;

N 83° 45' E, 75.55 feet to an iron pin in the boundary of E. I. Dupont;

THENCE, with said Dupont boundary with the arc of a curve to the right 66.29 feet to Dupont's southerly boundary, said curve having a radius of 543.34 feet, a central angle of 06° 59' 15", a tangent distance of 33.18 feet and a chord of S 31° 18' 08" E, 66.25 feet;

THENCE, with said Dupont's southerly boundary N 83° 45' E, 320.53 feet to a monument;

THENCE, N 76° 55' 00" E, 788.45 feet to the westerly right-of-way of Myatt Drive;

THENCE, in a southerly direction with the arc of a curve to the left, 307.42 feet to the point of beginning, said curve having a radius of 5804.58 feet, a central angle of 03° 02' 04", a tangent distance of 153.75 feet and a chord of S 17° 49' 51" E, 307.38 feet.

Containing 821,151 square feet or 18.85 acres, more or less.

Being the same property conveyed to Fant Properties, Ltd. by deed from New Process Steel Corporation of record in Book 11198, page 784, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for the year of 2000, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Book 9700, page 445, Register's Office for Davidson County, Tennessee, which notes the following: A public utility easement adjacent to all street r.o.w. shall hereby be made a part of this recording. Width shall be 20 feet except where side building setbacks on corner lots are 15 feet. Where the width of the easement shall be reduced to 15 feet for the length of the building envelope only, then returns to a 20 foot width.

3. Declaration and Grant of Joint Ingress and Egress Easement of record in Book 10197, page 788, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8681, page 171, said Register's Office.

5. Easement for sanitary sewer granted Davidson County, Tennessee, by grant from The Tennessee Property Company, of record in Book 3428, page 366, Register's Office for Davidson County, Tennessee.

6. Sewer easement of record in Book 4391, page 969, Register's Office for Davidson County, Tennessee.

7. Ingress and Egress Easement granted to E.I. DuPont by instrument of record in Book 6237, page 171, Register's Office for Davidson County, Tennessee.

8. That portion of the railroad easement reserved in favor of CSX Transportation, Inc. by deed of record in Book 7574, page 5, Register's Office for Davidson County, Tennessee remaining over and upon the northwesterly corner of the property after the release of a portion of said easement as described in and shown by the Release of record in Book 7732, page 739, said Register's Office.

9. Covenants conditions and agreements regarding drainage and fences, railings and guard rails contained in deed of record in Book 7574, page 5, Register's Office for Davidson County, Tennessee.

10. Covenants, conditions and agreements contained in and rights-of-way and easements granted by Easement Agreement and Release, of record in Book 7870, page 43, Register's Office for Davidson County, Tennessee.

11. The aforementioned sanitary sewer easements crossing the northwesterly portion of the property from the westerly boundary of the property to the northerly boundary; possible ten (10) foot wide slope and drainage easement along the northerly boundary of the property; the aforementioned permanent ingress and egress easement to E.I. Dupont across the northwesterly portion of the property; thirty (30) foot wide railroad easements along the southwesterly and northwesterly boundary of the property granted by the aforementioned Easement Agreement and Release of record in Book 7870, page 43, said Register's Office; the location of railroad spur trackage across the southwesterly portion of the property; that portion of the easement reserved in Book 7574, page 5, said Register's Office, as shown on said survey remaining over and upon the northwesterly corner of the property after the release of a portion of said easement as described in and shown by the Release of record in Book 7732, page 739, said Register's Office; and 20' public utility easement along Fant Industrial Drive, all as shown on the Survey of the property made by Barge, Waggoner, Sumner and Cannon, File No. 26616-00, dated March 14, 2000, **last revised March 15, 2000.**