Davidson County DEEDWARR
Recvd: 02/16/01 14:18 5pgs
Fees:23.00 Taxes:1310.60

20010216-0015149

Box 35
4R

Tennessee

LIMITED WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Onyx Industrial Services, Inc.	**Onyx Industrial Services, Inc.**	Map 34-15
1980 North Highway 146 (77571)	1980 North Highway 146 (77571)	Parcel 022.00
LaPorte, Texas 77572-1689	LaPorte, Texas 77572-1689	

THIS INSTRUMENT WAS PREPARED BY:
William H. Millard, Bracewell & Patterson, L.L.P.
500 North Akard Street, Suite 4000
Dallas, Texas 75201

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, **C.H. Heist Corp., a New York corporation ("Grantor")** has this day bargained and sold, and do hereby transfer and convey unto the said **Onyx Industrial Services, Inc., a Delaware corporation ("Grantee")** its successors and assigns, certain real estate in Davidson County, Tennessee described on Exhibit A attached hereto.

STATE OF TEXAS
COUNTY OF HARRIS

The actual consideration or value whichever is greater, for this transfer is $ 354,216.00.

Subscribed and sworn to before me
this the 13th day of March, 2000

Affiant:

My Commission Expires: 8-10-2003

M. Joy Wagman
Notary Public

M. JOY WAGMAN
Notary Public, State of Texas
My Commission Expires
August 10, 2003

Randy Kruger, President

This is unimproved (X) improved ( ) property, known as 1137 Myatt Boulevard, Madison, Tennessee 37115.

TO HAVE TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee and its successors 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 unencumbered set forth hereinafter on Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through or under the Grantor.

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 our hand this 13th 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.

C.H. HEIST CORP,
a New York corporation

By: _____
Charles H. Heist, III
Chairman of the Board

STATE OF TEXAS

COUNTY OF HARRIS

Before me, M. JOY WAGMAN, a Notary Public of the State and County aforesaid, personally appeared **Charles H. Heist, III**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Chairman of the Board of C.H. Heist Corp., a New York corporation**, the within named bargainor, a corporation, and that he as such **Chairman of the Board** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as **Chairman of the Board**.

Witness my hand and official seal at Houston, Texas this 13th day of March, 2000.

My Commission Expires: 8-10-2003

M Joy Wagman
Notary Public, State of Texas

M. JOY WAGMAN
Notary Public, State of Texas
My Commission Expires
August 10, 2003

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot no. 13 as shown on the Plan of Rivergate Industrial Park as of record in Book 6900, page 239, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to C. H. Heist Corp, a corporation organized and existing under the general corporate laws of the State of New York, by deed from Larry W. Powell, unmarried, of record in Book 9597, Page 184, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions (Page 1 of 2)

1. Encumbrances for nondelinquent taxes or other governmental charges or levies not yet due.

2. Minor defects of title, mechanics liens, restrictions and other similar reservations or encumbrances not, individually or in the aggregate, materially affecting the value of the subject property or interfering with the ordinary conduct of business thereon as such is presently conducted.

3. Any state of facts an accurate survey would show, provided such facts do not render title unmarketable or materially interfere with the present use of the subject property, or together with item 2, above, materially affect the value of the subject property or interfere with the ordinary conduct of business thereon as such is presently conducted.

EXHIBIT B

Permitted Exceptions (Page 2 of 2)

4. Subject to all matters shown on the Plan of record in Book 6900, Page 239, Register's Office for Davidson County, Tennessee.

5. Conveyance of Sanitary Sewers to The Metropolitan Government of Nashville and Davidson County, of record in Book 8855, page 666, Register's Office of Davidson County, Tennessee.

6. Title to that portion of the property lying below the high water mark on the bank of the Cumberland River and rights of upper and lower riparian owners in and to said river are excepted herefrom.