This Instrument Was Prepared By:
Jack F. Stringham II, Esq.
Wyatt, Tarrant & Combs, LLP
Suite 1500
2525 West End Avenue
Nashville, Tennessee 37203

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
A & Q, LLC 7785 Timber Canyon Ada, MI 49301	Same	Map 93-12 Parcels 126 & 7

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Steel Coils, Inc., an Illinois corporation (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto A & Q, LLC., a Michigan limited liability company (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

See attached Exhibit A

The legal description contained herein is from the Plat of record in Book 11190, Page 15, Register's Office for Davidson County, Tennessee.

This is improved property known as 407 Driftwood, Nashville, Tennessee

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered except those items set forth in Exhibit B and Grantor does further covenant and bind itself and its representatives, to warrant and forever defend the title to said land against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

IN WITNESS WHEREOF, it has caused this instrument to be executed by its duly authorized representative on this 27th day of June, 2001.

Steel Coils, Inc.

Davidson County DEEDWARR
Recvd: 06/28/01 16:13 4pgs
Fees:19.00 Taxes:8880.00
20010628-0068752

By: M. Hayashi
Title: Authorized Representative

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Masaei Hayashi with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Representative of Steel Coils, Inc., and that he as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Authorized Representative.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2001.

JACK R. STRINGHAM II NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Jack R Stringham
Notary Public

My Commission Expires:

My Commission Expires SEPT 28, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $2,400,000.00.

M. Hayashi
Affiant

Subscribed and sworn to before me,
this the 27th day of June, 2001.

JACK R. STRINGHAM II NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE

Notary Public

My Commission Expires:

My Commission Expires SEPT 28, 2002

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Consolidation Plat, Steel Coils, Inc., as shown on plat of record in Plat Book 11190, page 15, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Steel Coils, Inc., by Deed of Record in Book 9264, page 66 and Book 11396, page 67, register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2001, a lien, which are not yet due and payable.

2. All matters shown on Plat recorded in Book 11190, page 15.

3. Easements to City of Nashville, as set forth in instrument recoreded in Book 2297, page 133 and Book 2297, page 135, with exception to easement as of record in Book 6303, page 414.

4. Access is limited due to the fact that property is adjacent to Interstate 65, a controlled access highway.

5. Easement(s) to Nashville Railway & Light Company, as set forth in instrument recorded in Book 437, page 262.

6. Easement and rights as of record in Book 2246, page 347, Book 2204, page 73; and Book 2337, page 283.

7. Terms and provisions and easements for any and all utilities retained in Ordinance No. 69-828, Metropolitan Government of Nashville and Davidson County, approved June 4, 1969.

8. Restrictions contained in Book 6762, page 442.

9. Terms and provisions of Lease as of record in Book 5991, page 163.

10. Terms and provisions of Lease, Memorandum of which is of record in Book 10238, page 814.

11. Rights of the railroad company servicing the railroad siding located on the insured premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also rights of others entitled in and to the use thereof.

12. Rights of U.S.A., the State of Tennessee, and the public generally below the mean high water mark of the Cumberland River.

13. Reciprocal Easement Agreement as of record in Book 8774, page 464.

14. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 9509, page 589.

15. Right of Entry to Metropolitan Government of Nashville and Davidson County as of record in Book 9539, page 602.

16. Terms, provisions, easements, and rights contained in Easement Agreement as of record in Book 8761, 86.

17. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 11030.