SPECIAL WARRANTY DEED

TO: AWM Family LLC

FROM: National Material L.P.

THIS INSTRUMENT PREPARED BY:
C. Mark Carver, Esq.
Sherrard & Roe, PLC
424 Church Street, Suite 2000
Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
AWM Family LLC 623 41st Avenue North Nashville, Tennessee 37209	Same	Map 68-0 Parcel 70

Davidson County DEEDWARR
Recvd: 05/15/02 16:14 4pgs
Fees:23.00 Taxes:9990.00
20020515-0059940

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $2,700,000.00.

Affiant

Sworn to and subscribed before me, this 12th day of March, 2002.

Notary Public

My Commission Expires: 12 8-03

OFFICIAL SEAL
PATRICIA L WEIBLER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/08/03

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **National Material L.P.,*** an Illinois limited partnership (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **AWM Family LLC**, a Tennessee limited liability company (hereinafter called the "Buyer"), and Buyer's successors and assigns all of Seller's interest in a certain tract of land in Davidson County County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

***-formerly known as National Material Limited Partnership**

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 12th day of March, 2002.

SELLER:

National Material L.P., an Illinois limited partnership

By: NM Holding, Inc., a Nevada corporation, its general partner

By: _____
Vytas P. Ambutas, Secretary

STATE OF Illinois)
COUNTY OF Cook)

Before me, Patricia L. Weibler the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Vytas P. Ambutas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Secretary of NM Holding, Inc., a Nevada corporation, the general partner of National Material L.P., the within named bargainor, an Illinois limited partnership, and that he as such Secretary of the general partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited partnership by himself as Secretary of NM Holding, Inc., general partner of National Material L.P.

Witness my hand and seal, at Office in Oak Brook Village Illinois, this 12th day of March, 2002.

_____
Notary Public

My Commission Expires: 12-8-03

OFFICIAL SEAL
PATRICIA L WEIBLER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/08/03

EXHIBIT "A"

Land lying in the Second Civil District of Nashville, Davidson County, Tennessee, being Lot No. 2 on the Final Plat, National Material L.P. Property, of record as Instrument No. 200205140059210, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the northeast corner of Lot 2, Final Plat of National Material, L.P. Property, of record as aforesaid;

Thence with the east line of said Lot 2 south 08 degrees 25 minutes 00 seconds West, passing a witness line at 1500.00 feet, for a total distance of 1590.00 feet more or less, to the south east corner of said Lot 2;

Thence with the south line of said Lot 2 north 53 degrees 09 minutes 06 seconds west 806.32 feet to a point, being the southeast corner of Lot 1 on said Plat.

Thence with the easterly line of said Lot 1 north 08 degrees 27 minutes 22 seconds east, passing a witness line at 82.81 feet, for a total distance of 1206.10 feet to a point, being the northeast corner of Lot 1, and the northwest corner of Lot 2;

Thence with the north line of said Lot 2 south 81 degrees 35 minutes 00 seconds east 708.24 feet to the point of beginning.

Containing 990,815 square feet, or 22.75 acres, more or less.

Being part of the same property conveyed to National Material Limited Partnership by Quitclaim Deed from Tang Industries, Inc. (successor to by merger with National Material Corporation, an Illinois corporation), of record in Book 7592, page 701, Register's Office for Davidson County, Tennessee, the said National Material Limited Partnership having changed it name to National Material L. P.

Together with an easement for ingress and egress all as more fully described in the deed from Sidney T. Wright and Joan W. Wright to First Tennessee Bank N.A. of record in Book 5677, page 729, Register's Office for said County.

Together with an easement for the maintenance, care and use of a railroad spur line all as more fully described in said easement from James W. Stewart, Trustee, to Stewart Steel Corporation, of record in Book 6548, page 863, and a corrected Easement of record in Book 6731, page 912, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Real property taxes for 2002, a lien not yet due and payable.

2. Easement for flowage to U.S.A. of record in Book 2155, page 311, Register's Office for Davidson County, Tennessee.

3. Easement for ingress and agress all as more fully described in the deed from Sidney T. Wright and Joan W. Wright to First Tennessee Bank N.A. of record in Book 5677, page 729, Register's Office for Davidson County, Tennessee.

4. Easement Agreement of record in Book 9861, page 182, Register's Office for Davidson County, Tennessee.

5. Subject to all matters shown on the Final Plat of record as Instrument No. 20020514-0059210, Register's Office for Davidson County, Tennessee.