State of ALABAMA
County of JEFFERSON The actual consideration or value, whichever is greater, for this transfer is **101,000.00**

Subscribed and sworn to before me, this February 10th 2003.

My Commission Expires: 3-26-05 Affiant

Notary Public

N11182

Special Warranty Deed

This instrument was prepared by & when recorded return to:
First National Financial Title Services, Inc.
15 Century Boulevard, Suite 101
Nashville, TN 37214

Address of New Owner:	Send Tax Bills to:
Project Group 2000 **3761 Hwy 109 North #F** **Lebanon, TN 37087**	**Project Group 2000** **3761 Hwy 109 North #F** **Lebanon, TN 37087**

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, Empire Refractory Specialists, Inc.

Hereinafter called Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Project Group 2000**

Hereinafter called grantee(s), their heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in **Davidson** County, State of Tennessee, more particularly described as follows:

Situated in Davidson County, State of Tennessee, and being further described as:

Land in Davidson County, Tennessee, being Lot No. 14 on the Revised Plan of Rivergate Industrial Park, Section Three, as of record in Plat Book 6200, Page 667, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a complete description.

Being the same property conveyed to Project Group 2000 by Special Warranty Deed of record in Book [illegible], Page [illegible], Official Records of Davidson County, Tennessee.

Map & Parcel #43-03-0-24

THIS IS IMPROVED PROPERTY KNOWN AS: ***1012 River Bluff Drive, Madison, TN***

To have and to hold the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said grantees, their heirs and assigns, forever; and we do covenant with the said grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever, *but this Warranty Deed is limited to the time in which said real estate was lawfully seized and possessed by grantors herein and does not extend to any previous time thereto.* 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.

Davidson County DEEDWARR
Recvd: 02/11/03 15:28 2pgs
Fees:13.00 Taxes:373.70

20030211-0018938

Witness our hands this **February** 10th **2003**

Empire Refractory Specialists, Inc.

Empire Refractory Specialists Inc

By: Ronald R Snell
Its: President

State of ALABAMA
County of JEFFERSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared RONALD R. SNELL, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/herself to be the PRESIDENT of - EMPIRE REFRACTORY SPECIFIC, the within named bargainor and corporation and who, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office on this the 10th day of Feb, 2003

My Commission Expires: 3/26/05

Notary Public

NOTARY PUBLIC STATE AT LARGE ALABAMA

Special Warranty Deed

EXHIBIT A

Being the same property conveyed to Empire Refractory Specialists, Inc. in Warranty Deed from Myatt Industrial Partnership, A Tennessee General Partnership, Dated 10/25/99 and Recorded 10/27/99, in Book 11719, Page 290, Official Records of Davidson County, Tennessee.