THIS INSTRUMENT PREPARED BY: **MARCY S. HARDEE** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994 Davidson County DEEDWARR Recvd: 09/09/03 11:43 6pgs Fees:33.00 Taxes:2960.00 20030909-0131410	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00 M S. Hardee AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 4th DAY OF SEPTEMBER, 2003. Arlene Lee Richmond NOTARY PUBLIC MY COMMISSION EXPIRES: 01-27-07 ARLENE LEE RICHMOND NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows: SKS Properties, LLC 330 Woodycrest Avenue Nashville, TN 37210	Send Tax Bills To: Same	Map-Parcel Number: 105-12-0 033.00 & 105-12-0 034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDGCOMB METALS COMPANY, LLC,** a Delaware limited liability company, as successor in interest by merger to Edgcomb Acquisition Corporation, a Delaware corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SKS PROPERTIES, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto.

A NEW LEGAL DESCRIPTION WAS PREPARED FOR THIS TRANSACTION.

This conveyance is made subject to:

1. All matters set forth on Exhibit B attached hereto.

This is improved property known as Tract I: 310 Herron Drive, Nashville, TN 37210 & Tract II: 330 Woodycrest Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and it covenants 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, unless otherwise herein set out; and further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 4th day of September, 2003.

EDGCOMB METALS COMPANY, LLC
a Delaware limited liability company,
a successor in interest by merger to **EDGCOMB ACQUISITION CORPORATION**

By: C Robert Bowers
Name: C. ROBERT BOWERS
Title: VICE PRESIDENT AND CFO

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF BUCKS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, C. ROBERT BOWERS, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the VICE PRESIDENT AND CHIEF FINANCIAL OFFICER, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 4th day of September, 2003.

Genevieve J. Hunsinger
Notary Public

My Commission Expires: 2-22-06

Notarial Seal
Genevieve J. Hunsinger, Notary Public
Bensalem Twp., Bucks County
My Commission Expires Feb. 22, 2006
Member, Pennsylvania Association Of Notaries

213367.1/2003191

EXHIBIT A

TRACT I Tax Map 105-12, Parcel 33

BEGINNING at a PK nail set at the intersection of the westerly property line of the property of Edgecomb Acquisition Corporation, as of record in Deed Book 6329, Page 635, at the Register's Office for Davidson County, Tennessee, also being Lot 135 on the final plat of Section Two Woodycrest, as of record in Plat Book 1835, Page 56, at the Register's Office for Davidson County, Tennessee, and the northerly right-of-way line of Herron Drive, width varies;

Thence with the northerly right-of-way line of Herron Drive, North 84 Deg 06 Min 22 Sec West, 238.06 feet to an existing iron rod;

Thence along a curve to the right, with an arc length of 134.67 feet, the radius of which is 225.00 feet, the central angle of which is 34 Deg 17 Min 36 Sec, the chord of which is North 66 Deg 57 Min 34 Sec West, 132.67 feet to an iron rod set;

Thence North 49 Deg 48 Min 46 Sec West, 346.06 feet to an existing iron rod at a corner common with the property of Lightnet, a Delaware General Partnership, as of record in Deed Book 7158, Page 478, at the Register's Office for Davidson County, Tennessee, also being Lot 1 on the final plat of the Resubdivision of Lot 2 Herron Drive Development, as of record in Plat Book 6050, Page 127, at the Register's Office for Davidson County, Tennessee;

Thence leaving the Northerly right-of-way line of Herron Drive with the easterly property line of Lightnet, a Delaware General Partnership, the easterly property line of the property of Chris Bender, as of record in Deed Book 8087, Page 727, at the Register's Office for Davidson County, Tennessee, also being Lot 2 on said final plat of Herron Drive Development, and the southerly right-of-way line of said CSX Transportation Railroad, North 40 Deg 02 Min 14 Sec East, passing an existing iron rod at 348.51 feet for a total of 406.79 feet to an iron rod set;

Thence continuing with the southerly right-of-way line of CSX Transportation Railroad, South 49 Deg 49 Min 32 Sec East, 829.02 feet to an iron rod set; Thence South 40 Deg 10 Min 28 Sec West, 57.99 feet to an existing concrete monument in the northerly terminus of Woodycrest Avenue, 50 feet in width; Thence leaving the southerly right-of-way line of CSX Transportation Railroad with the northerly terminus of Woodycrest Avenue, and the northerly property line of the property of said Edgecomb Acquisition Corporation, North 49 Deg 49 Min 32 Sec West, passing a PK nail set in the westerly right-of-way line of Woodycrest Avenue at 60.59 feet for a total of 278.28 feet to a PK nail set;

Thence with the westerly property line of Edgecomb Acquisition Corporation, South 05 Deg 53 Min 38 Sec West, 212.65 feet to the point of beginning.

Containing 248,802 Square Feet (5.712 Acres more or less), according to a survey by R. Scot Cherry, RLS Number 1512, dated September 4, 2003.

TRACT II Tax Map 105-12, Parcel 34

Being a tract of land lying in Nashville, Davidson County, Tennessee, also being Lot 135 on the final plat of Section Two Woodycrest, as of record in Plat Book 1835, Page 56, at the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a PK nail set at the intersection of the westerly right-of-way line of Woodycrest Avenue 50 feet in width, and the southerly right-of-way line of CSX Transportation Railroad, width varies;

Thence leaving the southerly right-of-way line of CSX Transportation Railroad with the westerly right-of-way line of Woodycrest Avenue, South 05 Deg 47 Min 28 Sec West, 70.00 feet to an iron rod set in the northerly right-of-way line of Herron Drive, width varies;

Thence leaving the westerly right-of-way line of Woodycrest Avenue with the northerly right-of-way line of Herron Drive along a curve to the right, with an arc length of 31.45 feet, the radius of which is 20.00 feet, the central angle of which is 90 Deg 06 Min 10 Sec, the chord of which is South 50 Deg 50 Min 33 Sec West, 28.31 feet to a PK nail set;

Thence North 84 Deg 06 Min 22 Sec West, 160.00 feet to an iron rod set at a corner common with the property of Edgecomb Acquisition Corporation, as of record in Deed Book 6329, Page 635, at the Register's Office for Davidson County, Tennessee;

Thence leaving the northerly right-of-way line of Herron Drive with the easterly property line of Edgecomb Acquisition Corporation, North 05 Deg 53 Min 38 Sec East, 212.65 feet to a PK nail set;

Thence with the southerly property line of Edgecomb Acquisition Corporation, South 49 Deg 49 Min 32 Sec East, 217.69 feet to the point of beginning, Containing 27,144 Square Feet (0.623 Acres more or less), according to a survey by R. Scot Cherry, RLS Number 1512, dated September 4, 2003.

Being the same property conveyed to Edgcomb Acquisition Corporation, pursuant to a deed of record in Deed Book 6329, Page 635, at the Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED ENCUMBRANCES

1. 2003 Metro taxes, a lien but not yet due and payable.

2. As to Tract I only, Restrictions of record in Book 1787, page 33, Register's Office for said County.

3. As to Tract I only, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage dated July 22, 1970, in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, not of record.

4. As to Tract I, Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage dated May 30, 1973, in favor of Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4720, page 479, said Register's Office.

5. As to Tract II only, All matters as shown on the Plan of record in Book 1835, page 56, as amended in Book 2029, page 459, Register's Office for Davidson County, Tennessee.

6. Permit executed in favor of Southern Bell Telephone & Telegraph Company to cut and trim all trees and brush within an area of 12 feet from their lines or wires, of record in Book 1065, page 231, said Register's Office.

7. All matters as shown on the survey by R. Scot Cherry, RLS No. 1512, dated September 4, 2003.