This Instrument Prepared By:
John N. Popham, Esq.
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Davidson County DEEDWARR
Recvd: 03/05/04 12:15 4pgs
Fees:23.00 Taxes:969.40
20040305-0025467

Address New Owner	Send Tax Bills To	Map-Parcel Number
TAO., L.L.C. c/o CAO International 223 Oceola Avenue, Suite B Nashville, Tennessee 37209	Same	79-0-94

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, PIONEER STEEL CORPORATION, a Michigan corporation ("Grantor"), has bargained and sold and by these presents does transfer and convey unto TAO., L.L.C., a Tennessee limited liability company ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land situated in Davidson County, Tennessee and more particularly described on Exhibit A attached hereto and made a part hereof by this reference.

Being the same property conveyed to the Grantor by deed from The Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11450, page 178, Register's Office for Davidson County, Tennessee.

The conveyance of the property described herein is made expressly subject to those matters set forth on Exhibit B attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, hereditaments, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

Grantor does covenant with the said Grantee that the title to said property is free from all encumbrances made or suffered by Grantor, except as otherwise set forth on Exhibit B attached hereto; and Grantor does further covenant and bind itself, its successors and legal representatives, to warrant and forever defend the title to the said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except as to those matters described on Exhibit B attached hereto to which this conveyance is made subject, but no further or otherwise.

IN WITNESS WHEREOF the undersigned has executed this instrument on this 5th day of March, 2004.

PIONEER STEEL CORPORATION

By: _____
Name: Donald R. Sazama
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 5th day of March, 2004, before me, a notary public of the state and county aforesaid, personally appeared Donald R. Sazama, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he is the President of Pioneer Steel Corporation, the within named bargainor, and that he, as such President, being authorized so do to, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such President.

Witness my hand and seal at office in Nashville, Tennessee, this 5th day of March, 2004.

Notary Public

My Commission Expires:
March 31, 2007

LISA BEHRNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property (whichever is greater) is $262,000.00.

Sworn to and subscribed before me,
this 5th day of March, 2004.

Notary Public

My Commission Expires: March 31, 2007

LISA BEHRNES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 31, 2007

328167-1

EXHIBIT A

Being a parcel of land in Nashville, First Civil District, Twentieth Councilmanic District, Davidson County, Tennessee, located between Cockrill Bend Circle, and John C. Tune Airport, and adjacent to Lot No. Eight, as shown on the plan of resubdivision of Lots Eight and Nine, Section Eight, Cockrill Bend Industrial Complex as of record in Book 6050, Page 517, R.O.D.C. and being more particularly described according to a Boundary Survey prepared by Barge Waggoner Sumner & Cannon, Inc., Nashville, Tennessee, dated January 16, 2004, File No. 08187-58, as follows:

BEGINNING, at a point in the easterly right-of-way line of Cockrill Bend Circle, said point being northeasterly 1,483.67 feet from the northeasterly terminus of a curve return to the northeasterly right-of-way line of Cockrill Bend Boulevard, said point also being the northwesterly corner of said Lot No. Eight, as shown on said plan of resubdivision of Lots Eight and Nine, Section Eight, Cockrill Bend Industrial Complex;

THENCE, with said easterly right-of-way line the following calls:

N 05°48' 15" W, 122.61 feet to a point;

With a curve to the left 205.89 feet to a point, said curve having a central angle of 21° 20' 35', a radius of 552.73 feet, tangent of 104.15 feet and a chord of N 16° 28' 34" W, 204.71 feet,

N 27° 08' 50" W, 71.49 feet to a point;

THENCE, leaving said right-of-way line with a severance line, S 8l° 06' 21" E, 635.75 feet to a point in the westerly line of property conveyed to the Metropolitan Nashville Airport Authority by deed of record in Book 4788, Page 209, R.O.D.C.;

THENCE, with said line, S 15° 36' 10" W, 510.51 feet to a point;

THENCE, leaving said line with the northerly line of Lot No. Eight, as shown on the plan of resubdivision of Lots Eight and Nine, Section Eight, Cockrill Bend Industrial Complex as of record in Book 6050, Page 517, R.O.D.C., N 61° 52' 00" W, 439.87 feet to the point of beginning.

Containing 217,741 square feet or 5.00 acres, more or less.

EXHIBIT B

1. Taxes for the year 2004, a lien but not yet due and payable.

2. Restrictive Covenants and Easements contained in instruments of records in Book 6266, page 279; Book 6798, page 309; Book 6823, page 645; Book 8351, page 675, and Book 8969, page 111, Register's Office for Davidson County, Tennessee.

3. Right of Way Dedication and 20-foot Drainage and Utility Easement as shown on the plan of record in book 9700, page 245, said Register's Office.