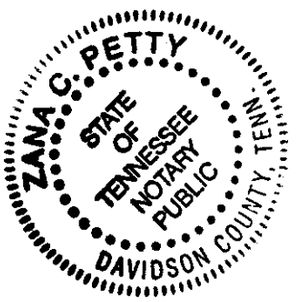
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of April, 2005

Notary Public

MY COMMISSION EXPIRES: 1/27/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Ewing Irrigation Products,	NEW OWNER	Map 106
3441 East Harbour Drive		Group 14
Phoenix, AZ 85034		Parcel 165

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Yeilding-Tyson, Inc., a Florida corporation

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Ewing Irrigation Products, Inc., a California corporation

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the Sixth Civil District of Davidson County, Tennessee, being Lot Nos. 17, 18, 19, and 20, on the second revised plat of Commercial Park South, as of record in Book 4675, Page 111, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Yeilding-Tyson, Inc., by Installment Deed from Management Investment Associates, a partnership consisting of Joe M. Rodgers, A.C. Mifflin, III, J.L. Cargile and John C. Jenkins, Jr., of record in Book 5352, Page 774, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 111, said Register's Office; (3) Sanitary Sewer Easement of record in Book 4260, Page 652, said Register's Office; (4) Deed of Conveyance of record in Book 4836, Page 803 and Book 4847, Page 865, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 118 Park South Court, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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. 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: 04/05/05 10:25 2 pgs
Fees:13.00 Taxes:2775.00

20050405-0036890

Witness my hand this 1st day of April, 2005.

Yeilding-Tyson, Inc.

BY: _____
Fletcher Yeilding, President

BY: _____
J. Michael Walton, Secretary

FILE BOX 45

STATE OF ALABAMA
COUNTY OF Jefferson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Fletcher Yeilding and J. Michael Walton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oaths acknowledged themselves to be the President and Secretary respectively of Yeilding-Tyson, Inc., the within named bargainer, and corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Fletcher Yeilding, as such President and J. Michael Walton, as such Secretary.

Witness my hand and official seal at office at Birmingham, Alabama on this the 1ST day of April, 2005.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Feb 2, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

My Commission Expires: _____

4-15-05
Notary Public

DAVID SCOTT YERKES NOTARY PUBLIC ALABAMA STATE AT LARGE