Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Melling Tool Company	Same as Owner	P/O 175-0-28
Post Office Box 1188		Field Bk#
Jackson, Michigan 49204		5D 29970

This instrument prepared by: Boult, Cummings, Conners & Berry (BAS), P.O. Box 198062, Nashville, Tennessee 37219

BOOK 6213 PAGE 593

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, JACKSON BUSINESS PARK ASSOCIATES ("Grantor"), a Tennessee Joint Venture among Southeast Venture Companies (a Tennessee corporation), Union Financial Corporation (a Tennessee Corporation) and W. Owen Ferrell (an individual), has bargained and sold, and hereby transfers and conveys to MELLING TOOL CO., a Michigan corporation ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for 1984, a lien but not yet due and payable.

2. Real estate taxes for 1983, a lien but not yet due. Grantor agrees to pay all 1983 taxes before they become delinquent.

3. Declaration of Protective Covenants of record in Book 6060, Page 449, Register's Office for Davidson County, Tennessee.

4. All matters shown on the Plat of Jackson Business Park, Section Four, of record in Book 5200, page 693, said Register's Office.

This is unimproved property.

Grantor covenants with Grantee that the Property is free from all encumbrances made by Grantor, except as may be set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

Executed this 12th day of January, 1984.

JACKSON BUSINESS PARK ASSOCIATES,
a Tennessee Joint Venture

By: SOUTHEAST VENTURE COMPANIES,
Joint Venturer

By: _____
Carl H. Vereen,
Secretary-Treasurer

By: UNION FINANCIAL CORPORATION,
Joint Venturer

By: _____
Glenn L. Lawrence,
President

By: _____
W. Owen Ferrell,
Joint Venturer

[STATE OF Michigan
[COUNTY OF Jackson
[The actual consideration or value, whichever is greater, for this
[transfer is $150,000.00.

_____
Affiant Vice President - Finance

[Subscribed and sworn to before me this 10th day of January,
[1984.

LAURIE A. HAWLEY
Notary Public, Jackson County, MI
My Commission Expires April 7, 19__

_____
Notary Public
My commission expires:

JACKSON COUNTY, MICH. NOTARY PUBLIC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, John E. Murdock III, a Notary Public in and for the County and State aforesaid, personally appeared Carl H. Vereen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary-Treasurer of Southeast Venture Companies, a Tennesseee corporation, which corporation is a joint venturer of Jackson Business Park Associates, the within named bargainor, a joint venture, and that he as such Secretary-Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of Southeast Venture Companies as joint venturer on behalf of the joint venture by himself as Secretary-Treasurer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of January, 1984.

J E Murdock III

Notary Public

My Commission Expires: 2/8/87

JOHN E. MURDOCK, III NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, John E. Murdock III, a Notary Public in and for the County and State aforesaid, personally appeared Glenn L. Lawrence, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Union Financial Corporation, a Tennesseee corporation, which corporation is a joint venturer of Jackson Business Park Associates, the within named bargainor, a joint venture, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of Union Financial Corporation as joint venturer on behalf of the joint venture by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of January, 1984.

J. E. Murdock III
Notary Public

My Commission Expires: 12/2/87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, J. E. Murdock III, a Notary Public of the State and County aforesaid, personally appeared W. Owen Ferrell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Joint Venturer of Jackson Business Park Associates, the within named bargainor, a joint venture, and that he as such Joint Venturer, executed the foregoing instrument for the purposes therein contained, by signing the name of the joint venture by himself as Joint Venturer.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 12th day of January, 1984.

J. E. Murdock III
Notary Public

My Commission Expires: 12/2/87

RUSH

H97329

IDENTIF. REFERENCE

JAN 13 10 28 AM '84

REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "A"

DESCRIPTION

Being a parcel of land in the 2nd Civil District of Nashville, Davidson County, Tennessee and being Lot number 4 as shown on Section Four, Jackson Business Park Subdivision, as of record in Book 5280, page 693, R.O.D.C., and being more fully described as follows:

Starting at a concrete R.O.W. monument in the westerly R.O.W. of Old Hickory Boulevard and intersection of Owen Drive as they presently exist, said monument being the southeasterly R.O.W. return for Owen Drive and northeasterly property line curve of Lot #1, as of record in Book 5200, page 527, R.O.D.C. thence:

With a curve to the left, 56.85', having a central angle of 93° 04' 00", a radius of 35.00', a length of 56.85' and a tangent distance of 36.93' to a concrete monument:

Continuing with the southerly right of way of Owen Drive south 81° 59' 00" East passing over an iron pin (532.52') to a concrete monument a total distance of 592.52 feet:

Continuing with a curve to the right, 293.43' having a central angle of 15° 11' 35", a radius of 1106.56', a length of 293.43' and a tangent distance of 147.58', to an iron pin, being the point of beginning:

Leaving said southerly right of way south 08° 01' 00" West, 128.36 feet to an iron pin:

Thence South 48° 06' 00" West, 288.59 feet to an iron pin in the North R.O.W. of Interstate 24 as of record in Book 2860, page 179, R.O.D.C., thence:

With the R.O.W. of Interstate 24, North 41° 54' 00" West, 564.56 feet to an iron pin thence:

Leaving the North R.O.W. of Interstate 24, North 48° 06' 00" East, 211.15 feet to an existing iron pin in the Southerly R.O.W. of Owen Drive:

Thence; with a Southerly R.O.W. of Owen Drive, and a curve to the left 50.95' having a central angel of 48° 39' 26", a radius of 60,00', a length of 50.95' and a tangent of 27.13' to an existing concrete monument:

Thence; with the Southerly R.O.W. of Owen Drive and a curve to the right 70.28' having a central angle of 33° 33' 26", a radius of 120.00', a length of 70.28' and a tangent of 36.18' to an existing concrete monument.

Thence; with the Southerly R.O.W. of Owen Drive South 57° 00' 00" Ease, 207.74 feet to an existing concrete monument:

Thence with the Southerly R.O.W. of Owen Drive with a curve to the left passing an existing concrete monument (171.81') for a total distance of 189.08', having a central angle of 09° 47' 25" a radius of 1106.56', a length of 189.08' and a tangent of 94.77' to an iron pin, the point of beginning and containing 4.00 acres or 174, 240 square feet, more or less.

BEING Part of the same property conveyed to Jackson Business Park Associates, A Tennessee Joint Venture, by deed from W. Owen Ferrell and wife, Ruth Jackson Ferrell a/k/a Mary Ruth Jackson Ferrell, of record in Book 6089, page 612, Register's Office of Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6213 PAGE 598

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

150[illegible].00- [illegible],
350.00 STAX
.50 PRFEE
15.00 [illegible]
CHECK 405.50-
6021A01/13/84 SAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

507329

IDENTIF. REFERENCE

JAN 13 10 28 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 6448