DP2:JAGBNO1037 07/24/84

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JAG)
2700 First American Center
Nashville, Tennessee 37238

PERSON RESPONSIBLE FOR PAYMENT OF TAXES:	ADDRESS NEW OWNER AS FOLLOWS:	MAP & PARCEL NO.
D.A.B INDUSTRIES, INC. 8825 Vincent Detroit, Michigan 48211	Same	Map 107-1, Parcel 18

QUITCLAIM DEED AND BILL OF SALE

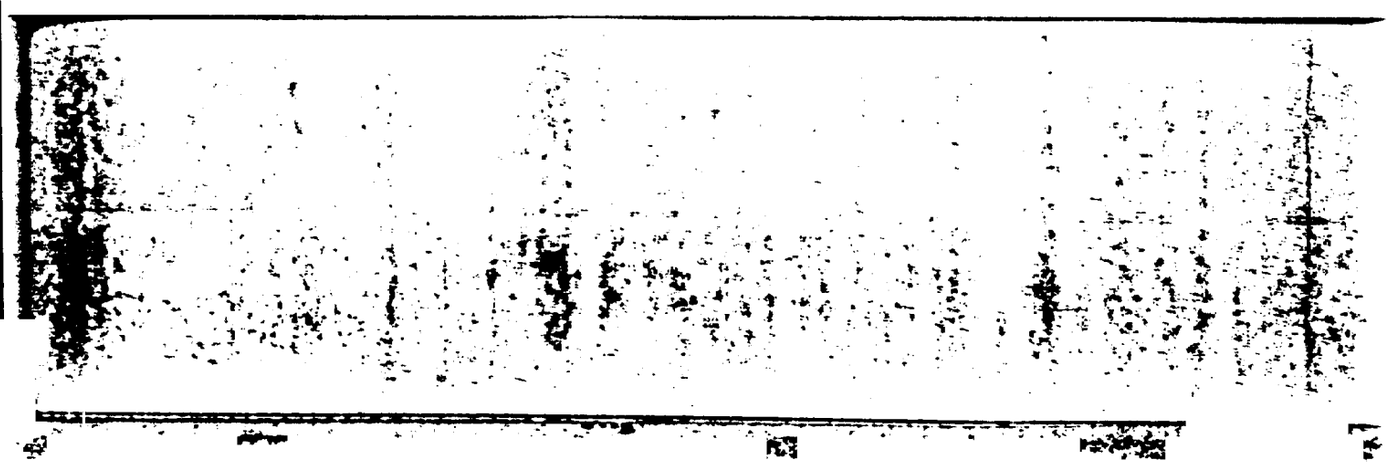
FOR AND IN CONSIDERATION OF $60,000, the receipt and sufficiency of which is hereby acknowledged, and pursuant to Section 22.03 of the Lease hereinafter referred to, THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY (the "Board") by these presents does hereby:

(i) quitclaim and convey unto D.A.B. Industries, Inc., a Michigan corporation ("D.A.B."), its successors and assigns, all of the right, title and interest of the Board in and to the real property described on Exhibit A attached hereto and incorporated herein by reference; and

(ii) sell, transfer and convey unto D.A.B., its successors and assigns, all of the Board's right, title and interest in and to all fixtures, machinery, equipment, and other personal property owned by the Board and leased to D.A.B. pursuant to that certain Lease dated as of April 1, 1973, between the Board, as lessor, and D.A.B. as lessee, of record in Book 4711, page 242, Register's Office for Davidson County, Tennessee.

Also, it is intended by this transfer that the Lease will terminate by merger because of the lessor's interest and lessee's interest under the Lease will both be vested in D.A.B.

IN WITNESS WHEREOF, the Board has caused its name to be signed hereby by its duly authorized officers as of August 17, 1984.



THE INDUSTRIAL DEVELOPMENT BOARD
OF THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY

By: _____
Chairman

ATTEST:

_____
Secretary-Treasurer

VALUATION

STATE OF ~~TENNESSEE~~ MICHIGAN)
COUNTY OF ~~DAVIDSON~~ OAKLAND)

The actual consideration of this transfer is $60,000.

_____
Affiant

Subscribed and sworn to before me, this the 8th day of August, 1984.

_____
Notary Public

(SEAL)

Notary Public, Oakland County, MI
My Commission Expires Nov. 28, 1987
Acting in Oakland Co.

My Commission Expires: Nov. 28. 1987.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William C. McDonald and Nettie Scalf, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves to be the Chairman and Secretary-Treasurer, respectively, of THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, the within-named bargainor, a corporation, and that they as such officers executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said William C. McDonald as Chairman, and attesting the same by the said Nettie Scalf as Secretary-Treasurer.

WITNESS my hand and official seal at office in Nashville, Davidson County, Tennessee, this the 17th day of August, 1984.

Notary Public

(SEAL)

My Commission Expires:
4-19-87

2029

08/14 1:58:50- CHECK

EXHIBIT A

Description of Real Property

A parcel of land in the 3rd Civil District, Nashville, Davidson County, Tennessee, being Lot No. 49 on the Plan of Metropolitan Industrial Park, Section 41 Revised, of record in Book 4595, page 186, Register's Office for said County, described as follows:
BEGINNING at a point in the easterly margin of Elm Hill Pike, 581 feet, more or less, southwest from the centerline of Appleton Drive; thence North 21° 27' East, 131.64 feet to a concrete monument, the beginning of a curve to the right; thence with said curve having a central angle of 15° 05', a radius of 1,392.39 feet, and a distance of 366.55 feet to a concrete monument, the beginning of a curve to the right; thence leaving Elm Hill Pike, with said curve having a central angle of 93° 25', a radius of 50.00 feet and a distance of 81.50 feet to a concrete monument on Appleton Drive; thence with said Drive, South 50° 03' East 281.68 feet to a concrete monument, the beginning of a curve to the left; thence with said curve having a central angle of 04° 12' 39", a radius of 602.96 feet, a distance of 44.31 feet to a concrete monument; thence leaving Appleton Drive, South 35° 44' 21" West 63.02 feet to a concrete monument; thence South 32° 49' West, 270.31 feet to a point in a fence row; thence with the fence, North 84° 26' West 366.90 feet to the point of beginning, containing 3.74 acres, more or less.

Being the same property conveyed to the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County by deed from Metropolitan Industrial Park, Inc., as of record in Book 4692, page 917, Register's Office for said County, and by deed of correction of Record in Book 4706, page 368, said Register's Office.

I 42888

IDENTIF. REFERENCE

AUG 14 11 30 AM '84

FELIX A. NELSON JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6359 PAGE 49

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
			60000.00-	CAMT.
			156.00	CSTAX
			.50	PRFEE
			12.00	WDEED
				CHECK 169.50-
			2029A08/14/84	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 42888

IDENTIF. REFERENCE

AUG 14 11 30 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.0060823