WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

File

BOOK 6752 PAGE 262

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elk Brand Manufacturing Company, Inc. (NAME)	Elk Brand Manufacturing Company, Inc. (NAME)	
1010 S. Campbell Street (STREET ADDRESS OR ROUTE NUMBER)	c/o C. Storey Management Co. 222 Fourth Avenue North (STREET ADDRESS)	M80-0
P. O. Box 88		P31
Hopkinsville, KY 42240 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	

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, Bordeaux Park, a Tennessee general partnership of Andrew I. Marianelli and Rilla W. Marianelli

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elk Brand Manufacturing Company, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

That parcel of real estate located in Davidson County, Tennessee described in the attached Exhibit A hereto, subject only to those encumbrances described in the attached Exhibit B hereto, items 1, 2, and 3, of which Exhibit B have been assumed by the Grantees.

6538 2

IDENTIFICATION REFERENCE

Dec 31 4 28 PM '85

FELIX Z. ... REGISTER

unimproved ( )

This is improved (X) property, known as 1515 (House Number) County Hospital Road (Street) (P. O. Address) Nashville (City or Town) 37218 (Postal Zip)

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 successors, assigns 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.

Witness my hand this 26th day of December, 1985

BORDEAUX PARK, a Tennessee general partnership

BY: Andrew Marianelli

BY: Rilla W Marianelli

Form 3

BOOK 6752 PAGE 263

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____, the bargainor _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this ___ day of _____, 19__.

Commission Expires: _____

_____
Notary Public

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, Edwin S. Pyle, a Notary Public within and for the State and County aforesaid, personally appeared Walter Marianelli and Rilla W. Marianelli with whom I am personally acquainted and who upon ~~his oath~~ their several oaths) acknowledged (~~himself~~, themselves) to be the partners and ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ Tennessee General partnership, respectively of the ~~xxx~~ Bordeaux Park the within named bargainor, a ~~corporation~~ partnership, and that (~~he~~ they) as such Partners and ~~xxxxxxxxxxxxxxxxxxxxxxxxxxxx~~ being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the ~~corporation~~ by ~~himself~~ themselves as such partners. ~~and attesting the same by the said xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx as such xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx~~

WITNESS my hand and official seal at office at Nashville, Tennessee on this 30th day of December 1985

My Commission Expires: 10/19/86

_____
Notary Public

WARRANTY DEED

FROM
BORDEAUX PARK, a Tennessee general partnership of Andrew I. Marianelli and Rilla W. Marianelli

TO
ELK BRAND MANUFACTURING COMPANY, INC.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this conveyance is $ 750,000.00

_____

Subscribed and sworn to before me this 30 day of December, 1985

My Commission Expires: 2-19-88

Margaret R. Rodney
Notary Public

EXHIBIT A

D E S C R I P T I O N

Being a tract of land in the 13th Civil District of Davidson County, Tennessee, and described partially according to a survey by Turner Engineering Company, Inc., dated April 3, 1979, as follows:

Beginning at an iron pin located in the westerly margin of County Hospital Road, 60.19 feet north of the Tennessee Central Railway right of way; thence N. 48° 59' W. 329.56 feet to a point; thence N. 36° 30' E. 120.48 feet to a point; thence N. 53° 30' W. 193' to a point; thence N. 36° 30' 48" E. 742.81 feet to a point; thence S. 50° 57' 45' E. 522.37 feet to a point in the westerly margin of County Hospital Road, said point being 1,081.8 feet southwest of the intersection of the said westerly margin of County Hospital Road and the center line of Hydes Ferry Pike; thence along the said westerly margin of County Hospital Road S. 36° 31' 57" W. 865.84 feet to the point of beginning. Said tract containing 9.763 acres, more or less.

Being the same property conveyed to Bordeaux Park, a Tennessee partnership composed of Andrew I. Marianelli, Rilla W. Marianelli, Sidney Rosenblum and Elizabeth L. Rosenblum, by quitclaim deed from Andrew I. Marianelli, Rilla W. Marianelli, Sidney Rosenblum and Elizabeth L. Rosenblum, of record in Book 5669, page 234, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1985 Metropolitan Government taxes due in the amount of $8,269.63.

2. Deed of Trust from Sidney Rosenblum and wife, Elizabeth L. Rosenblum and Andrew I. Marianelli and wife, Rilla Marianelli, to James L. Roberts, Trustee, dated February 9, 1977, of record in Book 5113, page 953, as corrected in Book 5588, page 720, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $160,000.00, payable to Third National Bank in Nashville.

3. Deed of Trust from Sidney Rosenblum and wife, Elizabeth L. Rosenblum, Andrew I. Marianelli and wife, Rilla Marianelli, to Warren H. Wild, Jr., Trustee, dated April 4, 1980, of record in Book 5588, page 723, said Register's Office, to secure an indebtedness evidenced by a promissory note of even date in the original principal amount of $150,000.00, and the repayment of any future advances, payable to Third National Bank in Nashville.

4. Assignment of Rents and Leases by and between Sidney Rosenblum, Elizabeth L. Rosenblum, Andrew I. Marianelli and Rilla Marianelli, individually, and Bordeaux Park Partnership, a partnership composed of Sidney Rosenblum, Elizabeth L. Rosenblum, Andrew I. Marianelli and Rilla Marianelli, and Third National Bank in Nashville, of record in Book 5588, page 732, said Register's Office, to secure the payment of the indebtedness evidenced by a certain promissory note in the principal sum of $150,000.00, secured by a certain Deed of Trust as recorded in Book 5588, page 723, said Register's Office.

5. Easements and Agreements set out in the deed from Warehousing & Leasing, Inc. to B. H. Willingham, et al, Trustees, as of record in Book 4055, page 238, said Register's Office.

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

RECEIVED OF _____ BOOK 6752 PAGE 266

FOR _____

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
			75[illegible].00- [illegible]	
			1950.00 STAX	
			.50 [illegible]	
			12.00 [illegible]	
			CHECK 1962.50-	
1767A	12/31/85	GAL	.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65382

IDENTIFICATION REFERENCE

Dec 31 4 20 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 206626