This document prepared by:
Carole R. Warren, Esq.
Jones, Day, Reavis & Pogue
1700 Huntington Building
Cleveland, Ohio 44115

BOOK 6848 PAGE 340

WARRANTY DEED

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
SKW Acquisition Corp. 100 East Big Beaver Road, Suite 804 Troy, Michigan 48083 Attention: Corporate Secretary	Same	175-135

KNOW ALL MEN BY THESE PRESENTS, that THE S.K. WELLMAN CORP., an Ohio corporation (the "Grantor"), which claims title by and through instrument recorded in Book 5380, Page 934, Register's Office for Davidson County, Tennessee, for the consideration of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration received to its full satisfaction of SKW ACQUISITION CORP., a Michigan corporation, whose tax mailing address is 100 East Big Beaver Road, Suite 804, Troy, Michigan 48083; Attention: Corporate Secretary (the "Grantee"), does hereby grant, bargain, sell, and convey unto the Grantee, its successors and assigns, forever, the premises described according to a survey dated March 26, 1986, by Barge, Waggoner, Sumner and Cannon, as follows:

Being a parcel of and in the Second Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Heil Quaker Boulevard, being property conveyed to S. K. Wellman Corporation by deed of record in Book 5380, Page 934, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Heil Quaker Boulevard, said point being S 04° 15" W, 715.43 feet from the centerline of Teledyne Place, as measured along said westerly margin;

THENCE, with said westerly margin, S 04° 15" W, 592.76 feet to an iron pin;

THENCE, leaving said westerly margin with the northerly margin of a proposed roadway with a curve to the right 39.27 feet to an iron pin, said curve having a central angle of 90° 00' 00", a radius of 25.00 feet, a tangent of 25.00 feet, and a chord of S 49° 15' 00" W, 35.36 feet;

THENCE, continuing with said northerly margin, N 85° 45' W, 700.61 feet to an iron pin;

THENCE, leaving said northerly margin, N 04° 15' E, 617.76 feet to a point;

THENCE, S 85° 45' E, 725.61 feet to the point of beginning;

Containing 448,109 square feet or 10.287 acres, more or less

Being the same property conveyed to The S.K. Wellman Corp., an Ohio corporation, by deed from McDowell Development Corporation, of record in Book 5380, Page 934, Register's Office for Davidson County, Tennessee.

(hereinafter referred to as the "Premises"), together with all hereditaments, appurtenances, privileges and easements thereunto belonging.

TO HAVE AND TO HOLD the Premises and hereditaments and appurtenants thereto unto the Grantee, its successors and assigns, forever.

And the Grantor does, for itself and its successors and assigns, covenant with the Grantee, its successors and assigns, that at and until the ensealing and delivery of these presents, it is well-seized of the Premises, as a good and indefeasible estate in fee simple, and has good right to grant, bargain, sell, and convey the Premises in the manner and form as above written, and the Premises are free from all liens and encumbrances whatsoever except:

(a) real estate taxes and assessments, both general and special, which are a lien but not due and payable at the time this Deed is filed for record, which taxes and assessments the Grantee hereby assumes and agrees to pay;

(b) zoning ordinances;

(c) Declaration of Restrictions recorded January 19, 1973, in Book 4673, Page 508, Register's Office for Davidson County, Tennessee;

(d) an owner's certificate, a 20-foot wide easement for public utilities and drainage along the north, south, and east lines, and a 10-foot wide easement for public utilities and drainage along the west line, as shown in the Plan of record in Book 5210, Page 137, Register's Office for Davidson County, Tennessee;

(e) easement for flow of creek along the north line; and

(f) certain improvements, above-described 20-foot wide and 10-foot wide public utility and drainage easements, and above-described creek, as shown on survey by Barge, Waggoner, Sumner and Cannon dated March 26, 1986,

and the Grantor will warrant and defend the Premises to the Grantee, its successors and assigns, against all lawful claims and demands whatsoever, except as aforesaid.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 5th day of May, 1986.

Signed and acknowledged in the presence of:

THE S. K. WELLMAN CORP.

By: J. E. Gulick
Its: President

By: C. G. White
Its: Vice President

STATE OF OHIO)
) SS:
COUNTY OF CUYAHOGA)

Before me, a Notary Public of the State and County aforesaid, personally appeared J. E. Gulick and C. G. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be President and Vice President, respectively, of The S.K. Wellman Corp., the within named bargainor, a corporation, and that they, as such officers being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as such officers.

Withness my hand and seal, at office in Cleveland, Ohio, this 5th day of May, 1986.

[Notarial Seal]

Douglas P Krause
Notary Public

My commission expires: _____

DOUGLAS P. KRAUSE, Attorney At Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 R. C.

BOOK 6848 PAGE 344

STATE OF Ohio)
) SS:
COUNTY OF Cuyahoga)

The actual consideration or value, whichever is greater, for this transfer is One Million Three Hundred Sixty-Four Thousand and no/100 DOLLARS ($1,364,000).

SKW Acquisition Corp.
Peter P. Perlis
Affiant Executive Vice President

Subscribed and sworn to before me, this the 5th day of May, 1986.

Douglas P. Krause
Notary Public

My commission expires:_____

DOUGLAS P. KRAUSE, Attorney
Notary Public - State of Ohio
My commission has no expiration
Section 147.03 R. C.

97874

IDENTIFICATION REFERENCE

MAY 5 2 36 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6848 PAGE 345

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

CO. 1.364.000.00

3546.40 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 3561.90-
0631A05/05/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97874

IDENTIFICATION REFERENCE

MAY 5 2 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244450