Address New Owner:	Map-Parcel Numbers:
Porcelain Industries, Incorporated 2306 Clifton Road Nashville, Tennessee 37209	92-11 Par 386 42
Send Tax Bills to:	**Address of Mortgagee:**
Same as above	First American National Bank NA First American Center Nashville, Tennessee 37238

This instrument prepared by BOULT, CUMMINGS, CONNERS & BERRY
222 Third Avenue North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED AND ASSIGNMENT OF LEASE

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John M. Walsh (the "Grantor") has bargained and sold, any by these presents does transfer and convey unto the said Porcelain Industries, Incorporated (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property is subject to those matters set forth in Exhibit B attached hereto. In addition, the Property is subject to the terms, conditions, agreements and undertakings contained in that certain Lease Agreement dated May 14, 1981, not of record, between the Grantor, and his wife, as Lessor, and Grantee, as Lessee (the "Lease"). All right, title and interest of the Grantor, and his wife, in and to the Lease are, by this conveyance assigned to the Grantee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $ 400,000.00

Affiant

Subscribed and sworn to before me this 22 day of April, 1987.

Notary Public
My Commission Expires: 2/19/88

This is improved property known as 2306 Clifton Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Mrs. Joan L. Walsh, wife of the Grantor, joins in this Deed for the purpose of conveying any marital interest she may have in the above-described property and joining in the assignment of the Lease.

IN WITNESS WHEREOF, the Grantor and his wife, Mrs. Joan L. Walsh, have caused this Deed to be executed this 21 day of April, 1987.

John M. Walsh

Joan L. Walsh

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Penny Elliott, a Notary Public in and for said county and state, the within named John M. Walsh and wife, Joan L. Walsh, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 24 day of April, 1987.

Penny Elliott
Notary Public
My Commission Expires: 11-12-90

EXHIBIT A

Being Lots 16, 17, 18 and part of Lots 13, 14 and 15 of the Joseph W. Bell Plan, as of record in Plat Book 21, page 13, Register's Office for Davidson County, Tennessee, and part of Lot 7 of the Boyd McNairy Plan, as of record in Book 16, page 614, Register's Office for Davidson

County, Tennessee and part of Lot 23 of Dr. Boyd McNairy's Resubdivision Plan, as of record in Plat Book 21, page 93, Register's Office for Davidson County, Tennessee, described together with portions of vacated alley/street lines as shown on the aforementioned plans as follows:

Beginning at an iron pin in the northerly margin of Clifton Avenue, said point being the southeast corner of J.R.M. Company and the southwest corner of Gray & Dudley Company;

Thence N 7° 05' E, 406.5 feet with said J.R.M. Company's east line and along a chain-link fence line to an existing iron pin, said iron pin being 25 feet southeast of the centerline of the Hamilton Street track owned by the Illinois Central Gulf Railroad;

Thence, Northeasterly, parallel with and 25 feet from the centerline of said Hamilton Street track and generally along the southeasterly side of a chain-link fence as follows:

N 60° 27' E, 202.3 feet to an iron pin;
Northeasterly, 69.33 feet with a curve to the left having a radius of 1,171.28 feet to an iron pin;

Thence, Southerly on a new line severing the lands of Gray & Dudley as follows:

S 1° 01' W, 188.8 feet to a railroad spike;
S 9° 25' E, 77.8 feet to a railroad spike;
S 8° 49' W, 204.8 feet to a railroad spike;
S 46° 15' W, 130.8 feet to an iron pin in the northerly margin of Clifton Avenue;

Thence, N 83° 31' W, 170.0 feet with said margin of Clifton Avenue to the point of beginning.

Containing 2.68 acres, more or less and being the property conveyed to John M. Walsh by deed of record in Book 5651, page 690, Register's Office for Davidson County, Tennessee.

EXHIBIT B

TITLE EXCEPTIONS

1. State of Tennessee and Metropolitan taxes for the year 1987.

2. Sewer easement granted to the city of Nashville of record in Book 2451, page 386, Register's Office for Davidson County, Tennessee.

3. Ingress and egress easement reserved by Gray & Dudley Company in a Deed to John M. Walsh of record in Book 5651, page 692, Register's Office for Davidson County, Tennessee.

4. Survey by Barge, Waggoner, Sumner & Cannon dated December 11, 1980 shows a sanitary sewer easement, a 20-foot ingress and egress easement, railroad spur tracks and the right-of-way of Watkins Street (Merry Street).

5. Terms, conditions and provisions of a Deed of Trust from John M. Walsh and wife, Joan L. Walsh to W. Neill Fox, Trustee securing an indebtedness in favor of First American Bank of Nashville, N.A. in the original sum of $310,000 of record in Book 5748, page 412, Register's Office for Davidson County, Tennessee.

6. Financing statements filed in the Register's Office for Davidson County, Tennessee under Nos. C43005 and C49407 and also in Book 5748, page 418. A continuation statement has been filed respecting this financing statement in Book 6819, page 320.

7. Financing statement from Porcelain Industries, Inc. securing the above indebtedness of record in Book 5770, page 686, Register's Office for Davidson County, Tennessee.

8. Collateral Assignment of Lease securing the above indebtedness of record in Book 5748, page 429, Register's Office for Davidson County, Tennessee.

9. Lessor's Agreement in Small Business Administration Loan respecting the above indebtedness of record in Book 5748, page 427, Register's Office for Davidson County, Tennessee.

10. UCC Financing Statements on file in the office of the Secretary of State of Tennessee securing the above indebtedness.

177.57
IDENTIFICATION
APR 22 12 02 PM '87

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

RECEIVED OF _____

FOR _____

BOOK 7211 PAGE 572

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

[illegible] CAMT
1.20 CSTAX
.50 PRFEE
2.00 WDEED
CHECK 132.50
7773A04/22/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17.75.7.

IDENTIFICATION REFERENCE

APR 22 12 02 PM '87

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 72537