This instrument prepared by:
Devereaux D. Cannon, Jr., Attorney
344 4th Avenue North
Nashville, Tennessee 37219

Map 105-8
Parcels 212, 213, 214, 215, 216, 217 & 219

LIMITED WARRANTY DEED

THIS INDENTURE, entered into this 17th day of April, A.D. 1987, by and between NASHVILLE RDC, a partnership composed of H. Steven George and Fred R. Keith, Jr., of the First Part, and FERRO CORPORATION, an Ohio corporation, of the Second Part,

W I T N E S S E T H :

THAT, for and in consideration of the exchange of property, and other good and valuable consideration, the receipt of which is here-by acknowledged by the First Parties, the said First Parties have bargained, sold and conveyed, and do hereby bargain, sell and convey unto the Second Party certain parcels of land in Davidson County, Tennessee, more particularly described as follows, to wit:

TRACT I:

BEING Lots Nos. 33 and 34 on the plan of Guilford Dudley's Addition to Nashville, as of record in Book 332, page 73, Register's Office for said County.

Said Lot No. 33 fronts 50 feet on the westerly side of Geyser Street and runs back between parallel lines 125 feet to an alley.

Said Lor No. 34 fronts 50 feet on the westerly side of Geyser Street and runs back between parallel lines 124 feet to an alley.

BEING the same property conveyed to the First Parties by deed from H. Steven George and Fred R. Keith, Jr., of record in Book ____, page ____, said Register's Office.

TRACT II:

A TRACT OF LAND in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being generally located north of Culvert Avenue and west of Geyser Street and being all of Parcel 214 on Davidson County Property Map 105-8 and being more fully described as follows:

BEGINNING as the intersection of the north margin of Culvert Street and the west margin of Geyser Street, thence

1. N 80 degrees 03 minutes 15 seconds W, a distance of 125.47 feet with the north margin of Culvert Street to a point at the intersection of the east margin of a 12 foot alley, thence
2. N 05 degrees 00 minutes 07 seconds E, a distance of 55.49 feet with the east margin of said alley to a point, thence
3. S 84 degrees 59 minutes 53 seconds E, s distance of 125.00 feet to a point on the west margin of Geyser Street, thence
4. S 5 degrees 00 minutes 07 seconds W, a distance of 66.30 feet with the west margin of Geyser Street to the point of beginning and containing 7,612 square feet.

BEING the same property conveyed to the First Parties by deed from H. Steven George and Fred R. Keith, Jr., of record in Book ____, page ____, said Register's Office.

TRACT III:

LAND in Davidson County, Tennessee, being Lot No. 31 on the Map of Guilford Dudley's Addition to Nashville, as of record in Book No. 334, page 73, Register's Office for said County.

Said Lot No. 31 fronts 50 feet on the Northerly side of Culvert Street and runs back 153.9 feet on the west line and 158.4 feet on the east line with the west margin of an alley, to an alley in the rear.

BEING the same property conveyed to the First Parties by deed from Hester Battery Manufacturing Company, a Tennessee corporation, or record in Book 7104, page 276, Register's Office for Davidson County, Tennessee.

TRACT IV:

BEING Lot No. 30 in Guilford Dudley's Addition to Nashville, as of record in Book 332, page 73, Register's Office for Davidson County, Tennessee.

SAID Lot No. 30 fronts 75 feet on the northerly side of Culvert Street and runs back 147 feet on the westerly line and 153.9 feet on the easterly line to an alley.

BEING part of the property conveyed to the First Parties by deed from Hester Battery Manufacturing Company, a Tennessee corporation, of record in Book 7104, page 279, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances and hereditaments thereunto appertaining, to the said Second Party, its successors and assigns, forever.

The First Parties do covenant with the Second Party that they are lawfully seized and possessed of said tracts or parcels of land, that they have good right to convey the same, and that the same is unencumbered, excpet for the lien of the real estate taxes for the year 1987, which taxes are a lien, but are not now due nor payable.

The First Parties do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said lands against the claims of all persons claiming under the said First Parties.

IN WITNESS WHEREOF, the First Parties have hereunto set their hands and seal the date and year first above written.

NASHVILLE RDC, a Tennessee general partnership

BY: _____ [L.S.]
H. Steven George, Partner

BY: _____ [L.S.]
Fred R. Keith, Jr., Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss:

Personally appeared before me, the undersigned authority, a notary public in and for said County and State, H. Steven George and Fred R. Keith, Jr., with whom I am personally acquanited, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the partners of the maker and are authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at office this 17 day of April, A.D. 1987.

My Commission expires
10-24-88

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson) ss:

The actual consideration for this transfer, or true value of the property, whichever is greater, is $50,000.00, which is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before
me this 27 day of April, A.D. 1987.

Notary Public My Commission expires 2-5-1990

NEW OWNER:
Ferro Corporation
20 Culvert Street
Nashville, Tennessee 37210

MORTGAGEE:
None

2014.0

IDENTIFICATION REFERENCE

APR 29 1 58 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7218 PAGE 854

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
			50000.00- CAMT.	
			140.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	149.50-
			0553A04/29/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 0 1 4 0

IDENTIFICATION REFERENCE

APR 29 1 58 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75256