Address New Owner:	Map-Parcel Numbers:
Ebara International Corporation Hempfield Industrial Park R.D. #6, Box 516 Greensburg, PA 15601 U.S.A Attn: Mr. Makoto Ikeuchi	Map 161; Parcels 57, 56, 171 and part of 178 and 71 Zone District R-10 Councilman District 32
Send Tax Bills To:	**Address of Mortgagee:**
Ebara International Corporation Hempfield Industrial Park R.D. #6, Box 516 Greensburg, PA 15601 U.S.A.	First American National Bank, Trustee 7th Floor, Corporate Trust First American Center Nashville, TN 37237 Attn: Debra Stewart-Taylor
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN MILLION U.S. DOLLARS ($10,000,000.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, LINCOLN BRENTWOOD DOWNS ASSOCIATES, LTD. (the "Grantor") has granted and sold, and by these presents does transfer and convey unto the said EBARA INTERNATIONAL CORPORATION (the "Grantee"), Grantee' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TEXAS
COUNTY OF Dallas

The actual consideration or value, whichever is greater, for this transfer is ELEVEN MILLION NINE HUNDRED FIFTY THOUSAND U.S. DOLLARS ($11,950,000.00).

Affiant

Subscribed and sworn to before me this 14 day of September, 1987.

Notary Public Dallas County Texas
My Commission Expires: March 27, 1990

65 SCT

IDENTIFICATION REFERENCE

Sep 17 11 09 AM 1987

DAVIDSON COUNTY, TN

2. Rights or claims of tenants in possession under written tenant leases.

3. All matters which are disclosed on the survey of the Property, dated November 27, 1985 by MCI Consulting Engineers, Inc.

4. All applicable governmental rules, regulations and restrictions, including but not limited to zoning and land-use regulations and restrictions.

5. An easement for Storm Water Detention Agreement of record in Book 6628, page 715, Register's Office for Davidson County, Tennessee.

6. Storm Water Detention Agreement of record in Book 6618, page 45, Register's Office for Davidson County, Tennessee.

7. Matters shown on the Plat of Brentwood Downs, of record in Book 6250, pages 727 and 729, Register's Office for Davidson County, Tennessee.

8. Land Use Restriction Agreement, of record in Book 6728, page 397, Register's Office for Davidson County, Tennessee.

9. Deed of Conveyance to the Metropolitan Government of Nashville and Davidson County, Tennessee Department of Water and Sewerage Services, of record in Book 7121, page 287, Register's Office for Davidson County, Tennessee.

10. Deed of Trust executed by Lincoln Brentwood Downs Associates, Ltd., a Tennessee limited partnersehip, to Belinda Baskette, Trustee, dated November 1, 1985 and recorded in Book 6728, page 428, Register's Office of Davidson County, Tennessee, for the benefit of The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County and for the benefit of First American National Bank in Nashville, and for the benefit of Mellon Bank, N.A. which states that it secures a debt in the principal sum of $9,300,000.00 payable as therein

specified, together with any terms, conditions, restrictions, or limitations recited therein.

11. U.C.C. Financing Statement naming The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County as Secured Party, of record in Book 6728, page 468 and No. D-06697, Register's Office for Davidson County, Tennessee; and assigned therein to First American National Bank of Nashville, Trustee.

12. U.C.C. Financing Statement naming First American National Bank of Nashville, Trustee, as Secured Party of record in Book 6728, page 472, and File No. D-06698, Register's Office for Davidson County, Tennessee.

13. U.C.C. Financing Statement naming First American National Bank of Nashville, Trustee, as Secured Party of record in Book 6728, page 477, and File No. D-06699, Register's Office for Davidson County, Tennessee.

14. Deed of Trust executed by Lincoln Brentwood Downs Associates, Ltd., to Belinda Baskette, Trustee, dated November 1, 1985 and recorded in Book 6728, page 481, Register's Office of Davidson County, Tennessee, in favor of Mellon Bank, N.A. which states that it secures a debt in the principal sum of $9,429,812.50 payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein.

15. U.C.C. Financing Statement naming Mellon Bank, N.A. as Secured Party of record in Book 6728, page 519, and File No. D-06700, Register's Office for Davidson County, Tennessee.

This is improved property, located at 5520 Edmonson Pike, 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 covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 14th day of September, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

LINCOLN BRENTWOOD DOWNS
ASSOCIATES, LTD.

By: Lincoln Property Company No. 1198, Ltd., its Managing General Partner

By: _____
G. Nelson Crowe,
General Partner

STATE OF TEXAS
COUNTY OF Dallas

Personally appeared before me, Jahrye Eckels, Notary Public, G. Nelson Crowe, with whom I am personally acquainted and who acknowledged himself to be General Partner of Lincoln Property Group No. 1198, Ltd., a limited partnership, and that said limited partnership is a partner of Lincoln Brentwood Downs Associates, Ltd., a limited partnership, and is authorized by said limited partnership, said limited partnership being authorized by Lincoln Brentwood Downs Associates, Ltd., to execute this instrument on behalf of Lincoln Brentwood Downs Associates, Ltd.

WITNESS my hand, at office, this 14 day of September, 1987.

_____
Notary Public Dallas County, Texas
My Commission Expires: March 29, 1990

EXHIBIT A

LEGAL DESCRIPTION

Land in the Thirty-Second (32nd) Councilmanic District of Davidson County, Tennessee, being shown on the Plat of Brentwood Downs, of record in Book 6250, pages 727 and 729, Register's Office for Davidson County, Tennessee, as described as follows:

Beginning at an iron rod, in the easterly right-of-way of Edmonson Pike, said rod being the northwest corner of the herein described property and the southwest corner of the William Daniel Rucker Property, as of record in Deed Book 5037, page 802, Register's Office for Davidson County, Tennessee; thence, leaving the easterly right-of-way of Edmondson Pike, South 85 deg. 54' 24" East, 571.67 feet to a concrete monument; thence, North 03 deg. 19' 29" East, 149.48 feet to a concrete monument; thence, South 85 deg. 51' 56" East, 909.95 feet to an iron rod; thence, South 32 deg. 58' 19" East, 374.27 feet to an iron rod; thence, South 85 deg. 53' 35" West, 454.76 feet to a concrete monument; thence, South 04 deg. 37' 50" West, 544.77 feet to a concrete monument; thence, North 85 deg. 46' 30" West, 583.32 feet to a concrete monument; thence, North 85 deg. 15' 11" West, 336.20 feet to a concrete monument; thence, North 87 deg. 09' 16" West, 309.42 feet to a concrete monument; thence North 82 deg. 58' 45 West, 59.38 feet to a concrete monument; thence North 85 deg. 16' 35" West, 157.13 feet to a concrete monument; thence, North 86 deg. 27' 51" West, 404.15 feet to a concrete monument; thence, North 86 deg. 36' 52" West, 255.33 feet to a concrete monument in the easterly right-of-way of Edmonson Pike; thence, with the easterly right-of-way of Edmonson Pike North 10 deg. 29' 06" West, 1.98 feet to a concrete monument; thence, continuing with said right-of-way and a curve to the right, said curve having a radius of 1399.39 feet, an arc length of 337.87 feet, and a chord bearing and distance of North 03 deg. 34' 05" West, 337.05 feet to a concrete monument; thence, North 03 deg. 20' 57" East, 362.66 feet to the point of beginning and containing 35.73 acres, more or less.

Being the same property conveyed to Lincoln Brentwood Downs Associates, Ltd., as of record in Book 6608, page 764; Book 6608, page 769; Book 6608, page 754; Book 6608, page 759; and Book 6538, page 610, all in the Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7353 PAGE 408

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
		11,950,000.00 Conv.		
			33465.00 CSTAX	
			.50 PRFEE	
			15.00 MDEED	
			CHECK 33475.50-	
		2988A09/19/87 BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65561

IDENTIFI REFERENCE

SEP 18 10 49 AM '87

DAVIDSON COUNTY, TN

No. 16652