Box 38

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
The Paddock I, C-12
229 Ward Circle
Brentwood, TN. 37027

BOOK 7366 PAGE 674

Address New Owner(s):	Send Tax Bills to:	Tax Information:
Associated Warehouse Properties II c/o George E. Mudter, Jr. P. O. Box 926 Brentwood, Tn. 37027	New Owner	Map 107-1 Parcels: 18 & 20

LIMITED WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JPI TRANSPORTATION PRODUCTS, INC., a Michigan corporation, as successor by merger to D.A.B. Industries, Inc. (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to ASSOCIATED WAREHOUSE PROPERTIES II, a Tennessee general partnership (the "Grantee"), its successors and assigns, all those tracts or parcels of land described on Exhibit "A" hereto.

This is improved property located at 1845 Elm Hill Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same in unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28TH day of September, 1987.

JPI TRANSPORTATION PRODUCTS, INC.
A Michigan Corporation

BY: Richard J. Puricelli
Richard J. Puricelli
ITS: Senior Vice President

JPI TRANSPORTATION PRODUCTS, INC. MICHIGAN CORPORATE SEAL

5994 6.

IDENTIFI REFERENCE

SEP 30 12 11 PM '87

WILLIAMSON COUNTY, TN

STATE OF MICHIGAN

COUNTY OF WASHTENAW

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, RICHARD J. PURICELLI, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the SENIOR VICE PRESIDENT of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28TH day of September, 1987.

Charlotte A. Daniels
Notary Public

CHARLOTTE A. DANIELS
Notary Public, Washtenaw County, MI
My Commission Expires Aug. 20, 1990

My Commission Expires: AUGUST 20, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of September, 1987.

Notary Public

My Commission Expires: 5/13/89

TRACT I:

A parcel of land in Nashville, Davidson County, Tennessee, being Lot No. 49 on the plan of Metropolitan Industrial Park, Section 41 Revised, of record in Book 4595, page 186, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Elm Hill Pike, 581 feet, more or less, southwest from the centerline of Appleton Drive; thence North 21° 27' East, 131.64 feet to a concrete monument, the beginning of a curve to the right; thence with said curve having a central angle of 15° 05', a radius of 1,392.39 feet, and a distance of 366.55 feet to a concrete monument, the beginning of a curve to the right; thence leaving Elm Hill Pike, with said curve having a central angle of 93° 25', a radius of 50.00 feet and a distance of 81.50 feet to a concrete monument on Appleton Drive; thence with said Drive, South 50° 03' East 281.68 feet to a concrete monument, the beginning of a curve to the left; thence with said curve having a central angle of 04° 12' 39", a radius of 602.96 feet, a distance of 44.31 feet to a concrete monument; thence leaving Appleton Drive, South 35° 44' 21" West 63.02 feet to a concrete monument; thence South 32° 49' West, 270.31 feet to a point in a fence row; thence with the fence, North 84° 26' West 366.90 feet to the point of beginning, containing 3.74 acres, more or less.

Being the same property conveyed to D.A.B. Industries, Inc. by deed from The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, of record in Book 6359, page 45, Register's Office for Davidson County, Tennessee.

The said D.A.B. Industries, Inc. having since merged into JPI Acquisitions, Inc. which changed its corporate name to JPI Transportation Products, Inc., a certification of which by the Michigan Department of Commerce being recorded simultaneously herewith.

TRACT II:

A parcel of land in Nashville, Davidson County, Tennessee, being Lot No. 52 on the Plan of Metropolitan Industrial Park, Section 44, as of record in Book 4715, page 49, Register's Office for said County and more particularly described as follows:

BEGINNING at a concrete monument on the southerly margin of Appleton Drive 419 feet, more or less, westerly from the centerline of Elm Hill Pike, being the northeasternmost corner of said Metropolitan Industrial Park, Section 41; thence; continuing along the margin of Appleton Drive and along a curve to the left having a radius of 602.96 feet and a central angle of 11° 51' 41", 124.82 feet to a concrete monument; thence, S 23° 52' 40" W, 252.32 feet to a point in a fence line; thence, along the fence line and with the northerly line of the W. A. Strasser estate, N 89° 23' 27" W, 47.37 feet to a point; thence, N. 84° 26' W, 142.59 feet to a point, the south easternmost corner of Metropolitan Industrial Park, Section 41; thence, N 32° 49' E, 270.31 feet to a concrete monument thence, N 35° 44' 21" E, 63.02 feet to the point of beginning, containing 1.00 acre, more or less.

Being the same property conveyed to D.A.B. Industries, Inc. by deed from Metropolitan Industrial Park, Inc., of record in Book 4773, page 805, Register's Office for Davidson County, Tennessee.

The said D.A.B. Industries, Inc. having since merged into JPI Acquisitions, Inc. which changed its corporate name to JPI Transportation Products, Inc., a certification of which by the Michigan Department of Commerce being recorded simultaneously herewith.

EXHIBIT "A"

TITLE EXCEPTIONS

TRACT I:

1. Taxes for 1987, which have been prorated and assumed by the Grantee.

2. A 50-foot setback line from Elm Hill Pike; a 30-foot setback line from Appleton Drive, both created by instrument of record in Book 4699, page 500; and a 5-foot easement for drainage along the southeasterly line of said lot as shown on the Plan of Record in Book 4595, page 186, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4214, page 851, Register's Office for Davidson County, Tennessee, made applicable by instrument recorded in Book 4711, page 155, Register's Office for Davidson County, Tennessee.

TRACT II:

1. Taxes for 1987, which have been prorated and assumed by the Grantee.

2. A 30-foot setback line from Appleton Drive and a 5-foot easement for drainage along the easterly and westerly lines of said lot, as shown on the Plan of record in Book 4715, page 49, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants of record in Book 4214, page 851, Register's Office for Davidson County, Tennessee made applicable by instrument of record in Book 4773, page 804, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7366 PAGE 678

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
		1,209,000.00 CONV.		

	3360.00	CSTAX
	.50	PRFEE
	12.00	TDEED
VD	12.00-	TDEED
	12.00	WDEED

CHECK 3372.50-
CASH/MO/SHORT DUE .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 9 4 6

IDENTIFI REFERENCE

SEP 30 12 11 PM '87

REGISTER
DAVIDSON COUNTY, TN

No. 21582