FROM: KUSAN, INC.,
a Delaware corporation
TO: STERLING ENGINEERED PRODUCTS INC., a New Jersey corporation

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Sterling Engineered Products Inc.
1705 Indian Wood Circle
Maumee, Ohio 43537

Send Tax Bills To: Same

Map-Parcel No.
Map 117-8
Parcel 64
Field Book 24W-1140

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

AFFIANT: BOOK 7375 PAGE 326

ATTEST:

Asst Secretary

STERLING ENGINEERED PRODUCTS INC.

By:

Title: PRESIDENT

Subscribed and sworn to before me, this the 7th day of October, 1987.

William E Path
Notary Public

My Comm. Expires: July 17, 1988

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, KUSAN, INC., a Delaware corporation, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto STERLING ENGINEERED PRODUCTS INC., a New Jersey corporation, herein called "GRANTEE," its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE INCORPORATED HEREIN.)

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit B (the "Permitted Encumbrances").

This is improved property known as 3201 Belmont Boulevard.

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, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the

lawful claims of all persons whomsoever except for claims arising under the Permitted Encumbrances. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS its hand this 7th day of October, 1987.

KUSAN, INC.

BY: Robert A. Lonergan

TITLE: Vice President

mmp125/4
AWS015-001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, William E. Pitts, a Notary Public in and for the County and State aforesaid, personally appeared Robert A. Lonergan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Vice President of Kusan, Inc., a Delaware corporation, the within named bargainor, and that he as such Vice President and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal at office in Nashville, Tennessee, this the 7th day of October, 1987.

William E. Pitts
NOTARY PUBLIC

My Commission Expires: July 17, 1988

EXHIBIT A

BOOK 7375 PAGE 328

Two tracts of land in Davidson County, Tennessee, both being parts of Lots 7, 8 and 9 on the Map of E. T. Noel's Tract, not of record, and described according to a survey prepared by W. R. Blanchard, Civil Engineer, September 21, 1946, as follows:

TRACT I: BEGINNING at a point, the southwest intersection of Belmont Boulevard and Gale Lane; thence with the southerly line of Gale Lane, westerly 180 feet to a point; thence southerly 144.6 feet to the north margin of the Tennessee Central railroad right-of-way; thence with the margin of the same easterly 50 feet to a point, the corner of the property sold to Robert T. Walker by deed of record in Book 1427, page 641, Register's Office for said County; thence along Walker's west line, northerly 42.8 feet to an iron pin, Walker's northwest corner; thence with his north line, easterly 129.2 feet to the westerly margin of Belmont Boulevard, which point is 30.1 feet north of the right-of-way of the Tennessee Central Railroad; thence with the margin of Belmont Boulevard, northerly 119.8 feet to the beginning.

TRACT II: BEGINNING at the northwest intersection of Belmont Boulevard and the Tennessee Central Railroad right-of-way; thence along the margin of said right-of-way, westerly 130 feet to an iron pin; thence northerly 42.8 feet to another iron pin, which is at a point in the south line of the south wall of a building on the property immediately north of this property, if said line were extended; thence easterly along the south line of said building wall, if extended, and along the south line of said building wall, and along the north line of the wall of a building on this property, 129.2 feet to the westerly margin of Belmont Boulevard; thence with the margin of the same, southerly 30.1 feet to the beginning.

TRACTS I AND II being the same property conveyed to Kusan, Inc., by deed from Lorene D. Walker of record in Book 4506, page 386, said Register's Office.

EXHIBIT B

PERMITTED EXCEPTIONS

1. 1987 Metropolitan Government taxes.

2. Lack of direct access to Interstate Highway No. 440.

3. All matters as shown on the survey of Barge, Waggoner, Sumner and Cannon, Inc., last revised September 28, 1987, File No. 9986-02.

7290 6.
IDENTIFI REFERENCE
Oct 8 [illegible] PM '87
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7375 PAGE 330

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

340[illegible]- CONT.
952.00 CSTAX
.50 PRFEE
12.00 MORTG
CHECK 364.50-
1376A10/08/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7290 6

IDENTIFICATION REFERENCE

OCT 8 3 56 PM '87

DAVIDSON COUNTY, TN

No. 24858