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QUITCLAIM DEED

Address New Owner as Follows:
Sterling Engineered Products Inc.
1705 Indianwood Circle
Maumee, Ohio 43537

Send Tax Bills To: Same

Map-Parcel No.
Map 107-1
Parcel 13
Field Book 3DZ32316

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

AFFIANT:

ATTEST:

STERLING ENGINEERED PRODUCTS INC.

Carol S. Barrio

By: Howard M. Sealy

Title: Ass't Secretary

Title: President

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

William E. Pettit
Notary Public

My Comm. Expires: July 12, 1986

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by STERLING ENGINEERED PRODUCTS INC., a New Jersey corporation, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, KUSAN, INC., a Delaware corporation, does hereby convey, release, remise and forever quitclaim to STERLING ENGINEERED PRODUCTS INC., a New Jersey corporation, all of its right, title, and interest in and to the following parcel of real estate located in Davidson County, Tennessee, described as follows:

(See Exhibit "A" attached hereto and by reference incorporated herein.)

IN WITNESS WHEREOF, the undersigned has hereunto set its hand this 7th day of October, 1987.

KUSAN, INC.

BY: Robert A. Lowry

TITLE: Vice President

mmp134/4
AWS015-001

72911

IDENTIFICATION REFERENCE

Oct 9 3 58 PM '87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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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

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Elm Hill Pike, being Lot No. 20 as shown on the plan of Revised Sections 12 and 15, Metropolitan Industrial Park, as of record in Book 4300, Page 12, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Elm Hill Pike, said point being 405 feet, more or less, from the centerline of Elm Tree Drive, as measured along said westerly margin, said point also being the southeasterly corner of the herein-described parcel;

THENCE, leaving said westerly margin with the northerly margin of the property conveyed to Shoney's Inc., by deed of record in Book 5274, Page 767, R.O.D.C., N 51° 32' W, 271.62 feet to a point;

THENCE, continuing with said northerly line, S 79° 00' W, 182.43 feet to a point in the easterly margin of Elm Tree Drive;

THENCE, with said easterly margin the following calls:

N 11° 00' W, 13.53 feet to a point;

With a curve to the right 322.33 feet to a point, said curve having a central angle of 32° 24', a radius of 570.00 feet, a tangent of 165.60 feet and a chord of N 05° 12' E, 318.05 feet;

N 21° 24' E, 254.87 feet to a point;

THENCE, leaving said easterly margin with the southerly line of property conveyed to R. C. Mathews, Contractor, by deed of record in Book 5148, Page 367, R.O.D.C, S 68° 36' E, 250.43 feet to a point in the westerly line of the property conveyed to Tennessee Harland Company, Inc., by deed of record in Book 4220, Page 784, R.O.D.C.;

THENCE, with said westerly line, S 21° 27' W, 165.53 feet to a point;

THENCE, with the southerly line of said Tennessee Harland Company property, S 70° 46' E, 300.00 feet to a point in the westerly margin of Elm Hill Pike;

THENCE, with said westerly margin, S 21° 27' W, 131.79 feet to a point;

THENCE, continuing with said westerly margin with a curve to the right 271.73 feet to the point of beginning, said curve having a central angle of 17° 01', a radius of 914.93 feet, a tangent of 136.87 feet, and a chord of S 29° 57' 30" W, 270.73 feet;

Containing 229,886 square feet, or 5.28 acres, more or less.

Being the same property conveyed to Kusan, Inc. a Delaware corporation by deed from Bendix Automation Company, a Delaware corporation, of record in Book 6316, page 837, Register's Office for Davidson County, Tennessee.

dlp31/2