This instrument was prepared by:
John W. Stone, III
Farris, Warfield & Kanaday
Suite 1900
Third National Financial Center
424 Church Street
Nashville, Tennessee 37219

BOOK 7376 PAGE 771

Address New Owner as Follows:	Name and address of the person or entity responsible for the payment of real property taxes:	Map-Parcel Numbers
Gibson Guitar Corp. 641 Massman Drive Nashville, TN 37210	Same	95-9-61

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Thirty Thousand Dollars ($230,000).

Affiant:

GIBSON GUITAR CORP.

By: _____

Title: V.P. + TREASURER

SUBSCRIBED AND SWORN TO before me, this the 9th day of October, 1987.

Melody D. McMahan
Notary Public

My Commission Expires: 9-9-89

SPECIAL WARRANTY DEED

THIS DEED is made and entered into this 9th day of October, 1987, by and between ECL INDUSTRIES, INC., a Delaware corporation ("Grantor") and GIBSON GUITAR CORP., a Delaware corporation ("Grantee").

Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does by these presents grant, bargain, sell and convey unto the said Grantee, its successors and assigns, the real estate situated in Davidson County, State of Tennessee, described on Exhibit A, attached hereto and by this reference is incorporated herein, subject to the encumbrances affecting such real estate as set forth on Exhibit A.

This is improved commercial property, known as 641 Massman Drive, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the same, together, with the appurtenances, estates, titles and interests of Grantor to the same, unto said Grantee, and to its successors and assigns forever.

Grantor, for itself and its successors and assigns, does covenant with Grantee, and with its successors and assigns, that Grantor is lawfully seized and possessed of said land in fee simple; that it has good and lawful right and authority to sell and to convey the same to Grantee; that the same is unencumbered and unrestricted except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, its successors and assigns, 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 claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth on Exhibit A, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized officers, this 9th day of October, 1987.

ECL INDUSTRIES, INC.

By: M. A. Bell

Title: Pres

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, ~~Martin A. Be~~ Melody D. McMahan, Notary Public of said State and County, Martin A. Bell, with whom I am personally acquainted and who acknowledged that he/~~she~~ executed the within instrument for the purposes therein contained, and who further acknowledged that he/~~she~~ is the 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 9th day of October, 1987.

Melody D. McMahan
Notary Public

My Commission Expires: 9-9-89

NOTARY PUBLIC DAVIDSON CO

2970C/12-02-87

EXHIBIT A

All of Lot No. 2 on the plan of the resubdivision of the Metropolitan Industrial Park, Section 46, of record in Book 5200, Page 738, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description subject to the following encumbrances:

1. Metro taxes for 1987 and subsequent years.

2. Restrictive Covenants recorded in Book 4801, Page 240, Register's Office for Davidson County, Tennessee.

3. Easement for the flow of Mill Creek.

4. The Plan of Record in Book 5200, Page 738, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain easements, setback lines and notes as more particularly set forth therein.

5. Agreements of record in Book 6766, Page 291, Book 6858, at Page 924, and in Book 6858, at Page 947, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ECL Industries, Inc. from The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, of record in Book ____, page ____, Register's Office for Davidson County, Tennessee.

7339.8

IDENTIFICATION REFERENCE

OCT 9 4 36 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7376 PAGE 774

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

230000.00- CAMT.
644.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 653.50-
1956A10/09/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.3.3.9.8.

IDENTIFICATION REFERENCE

OCT 9 4 36 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25429