Name & Address of New Owner
UBSA, INC.
100 Double Beach Road
Branford, Connecticut 06405

Send Tax Bills to:
Same

Map 106-3, Parcel 3

137

BOOK 7423 PAGE 358

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Harrison R. Epperly and Donnette Epperly, husband and wife ("Grantors"), of Marion County, in the State of Indiana, CONVEY AND WARRANT to UBSA, Inc. a Delaware corporation, whose principal offices are located at 100 Double Beach Road, Branford, Connecticut 06405, for the sum of One Dollar ($1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate which is generally located in Davidson County, Tennessee, and more particularly described in Exhibit "A", attached hereto and made a part hereof.

SUBJECT TO: all real estate taxes not delinquent and any and all easements, rights of way, encumbrances, covenants, reservations, restrictions and other matters of record.

IN WITNESS WHEREOF, Grantors have executed this deed this 29th day of December, 1986.

Signed and Acknowledged
in the Presence of :

Donald L. Lussell

Stephen Bepper

Harrison R. Epperly

Donnette Epperly

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Harrison R. Epperly and Donnette Epperly, husband and wife, in their individual capacity, and, being duly sworn acknowledged the execution of the foregoing Warranty Deed in such capacity as their voluntary act and deed.

WITNESS my hand and notarial seal this 29th day of December, 1986.

My Commission Expires:
7-3-88

My County of Residence:
Marion

NOTARY PUBLIC SEAL INDIANA

Donald L. Lussell
Notary Public

Donald L. Lussell
Printed Name

This instrument prepared by Ronald M. Katz, KLINEMAN, ROSE, WOLF and WALLACK, 2130 One Indiana Square, Indianapolis, IN 46204

EXHIBIT "A"

Land in Davidson County, Tennessee, being reserved Parcel "A" Spence Lane Industrial Subdivision, Section 2, of record in Book 3842, Page 36, Register's Office.

Land in the 4th Civil District of Davidson County, Tennessee, being described according to a survey by Stanford Engineers & Associates, Inc., dated 1-20-72 as follows:

Beginning at an iron pin on the Westerly side of Spence Lane, The North-easterly corner of said Reserved Parcel "A"; thence 86° 25' West 477.3 feet to a point which is South 44° 19' East 128 feet to a concrete monument; thence South 57° 24' East 437.4 feet to an iron pin on the Westerly side of Spence Lane; thence with the Westerly margin of Spence Lane North 3° 33' East 297.9 feet to the point of beginning.

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

BOOK 7423 PAGE 360

AFFIDAVIT

The undersigned, the Grantor of a certain Warranty Deed to UBSA, Inc., a Delaware corporation, whose principal offices are located at 100 Double Beach Road, Branford, Connecticut 06405, for the real estate located in Davidson County, Tennessee, and more particularly described in Exhibit "A" to such Warranty Deed (tne "Real Estate"), hereby acknowledges the actual consideration received for such transfer was $215,000, which amount is equal to the fair market value of the Real Estate on the date of said transfer.

IN WITNESS WHEREOF, the undersigned has executed this Affidavit this 2nd day of November, 1987.

Harrison R. Epperly

Donnette Epperly

Subscribed and sworn to before me this 2nd day of November, 1987.

My Commission Expires:

June 10, 1991

Notary Public

Catherine M. Pitts
Printed Name

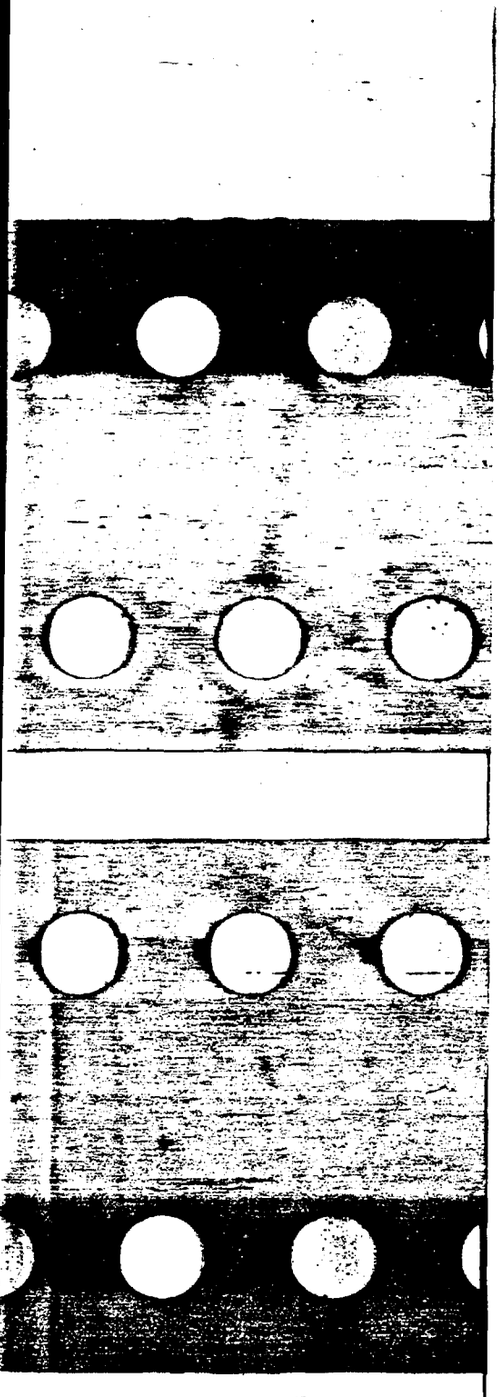
Resident Hendricks County:

89520

DEC 10 1 35 PM '87

IDENTIFICATION REFERENCE

DAVIDSON COUNTY, TN



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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

215000.00- CAMT.
602.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 611.50-
0792A12/10/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89520.

IDENTIFICATION REFERENCE

DEC 10 1 35 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 43797