This instrument prepared by:
Mark E. Morrison
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 7462 PAGE 307

ADDRESS NEW OWNER:	NAME OF MORTGAGEE:	MAP/PARCEL NO.
Zaring National Corp. 750 Old Hickory Blvd., Ste159 Brentwood, TN 37027	same	142-16-A-Par 123 Js

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, STM DEVON PARK PARTNERSHIP has bargained and sold, and by these presents does transfer and convey unto the said Zaring National Corporation, the Grantees herein, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 123, as shown on the plat of Devon Park Phase III, of record in Book 6900, page 52, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to STM Devon Park Partnership by deed of record in Book 5850, page 876, in the Register's Office for Davidson County, Tennessee, and by Ordinance No. 82-856 of the Metropolitan Council.

Together with a right and easement of enjoyment in and to the Common Area as defined and as set out in the Declaration of Covenants, Conditions and Restrictions for Devon Park Phase I, of record in Book 6176, page 7, said Register's Office, as amended by Second Amendment to Declaration of Covenants, Conditions and Restrictions of record in Book 6967, page 156, to make said restrictions applicable to Phase III of said property, to which Declaration this conveyance is subject.

This conveyance is further subject to such other matters as may be shown by the plat of record in Book 6900, page 52, said Register's Office, and a Storm Water Detention Agreement of record in Book 6145, page 252, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever.

And we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except as otherwise herein set out.

And STM Devon Park Partnership does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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

IN WITNESS WHEREOF, the undersigned STM Devon Park Partnership has hereunto subscribed its name on this 29th day of January, 1988.

STM DEVON PARK PARTNERSHIP

BY: _____

Title: Partner

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

The actual consideration or value, whichever is greater, for this transfer is $ 47,635.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me,
this 29th day of January, 1988.

_____
NOTARY PUBLIC

My Commission Expires: 11-23-89

STATE OF KENTUCKY)
COUNTY OF JEFFERSON)

Before me, the undersigned a Notary Public in and for said County and State, personally appeared Robert H. Marrett with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged himself to be a partner of STM DEVON PARK PARTNERSHIP the within named bargainor, a partnership, and that he as such partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as partner.

WITNESS my hand and official seal at Louisville, Kentucky, this 29th day of January, 1988.

_____
NOTARY PUBLIC

My Commission Expires: 11-23-89

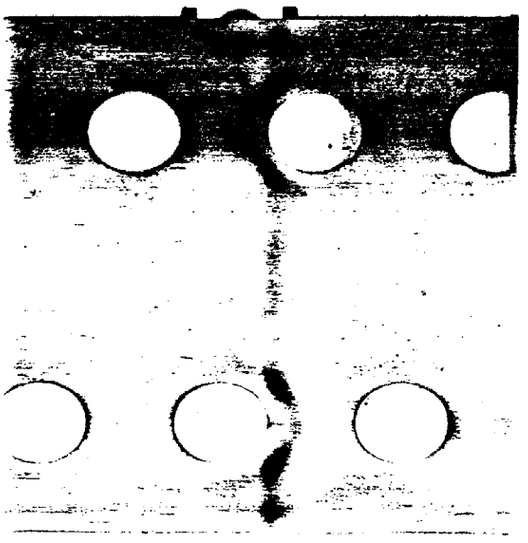
0 2 3 4 7.

IDENTIFICATION REFERENCE

FEB 3 1 52 PM '88

JEFFERSON COUNTY, KY.

3799 02/03 0101 03CHECK 139.78





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

CAMT	47635.00
CON TX	133.28
PRFEE	0.50
WDEED	6.00
TOTAL	139.78
CHECK	139.78

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/05/88 01 15153 0001 3799

02347

IDENTIFICATION REFERENCE

FEB 3 1 52 PM '88

DAVIDSON COUNTY, TN

No. 58654