FILE BOX 30

BOOK 7645 PAGE 144

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 22,500.00

Subscribed and sworn to before me, this the 02 day of September 19 88

Affiant

My commission expires: January 21, 1990 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY		
SOUTHEAST TITLE of Tennessee, Inc.		8B12603
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027		
ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	
Zaring National Corp	Owner	
Two Brentwood Commons, Suite 201		
STREET ADDRESS	STREET ADDRESS	
Brentwood, TN 37027		
CITY STATE ZIP	CITY STATE ZIP	
MAP & PARCEL NO 075 & 087 NOT YET ASSIGNED		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, David H. Parker, Trustee

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Zaring National Corporation, an Ohio Corporation

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 10 on the Plan of OAKCREST, PHASE 1-B, of record in Plat Book 6200 at page 385, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to David H. Parker, Trustee by Deed of record in Book 7133 page 723, Register's office for said County.

This conveyance is subject to taxes for the year 1988 and subsequent years, easements and restrictive covenants of record.

6507 1

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[illegible] 0101 03CHECK 80.75

THIS IS ON IMPROVED PROPERTY KNOWN AS Oakcrest, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 02 day of September 19 88

David H. Parker, Trustee

David H. Parker, Trustee

State of Tennessee
County of Davidson

BOOK 7645 PAGE 145

On this 02 day of September, 19 88, before me personally appeared David H. Parker, Trustee to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.
My Commission expires:

January 21, 1990

Notary Public
Brent A. Campbell

State of Tennessee
County of _____

On this 02 day of September, 19 88, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be _____ free act and deed.

Witness my hand and official seal.
My Commission expires:

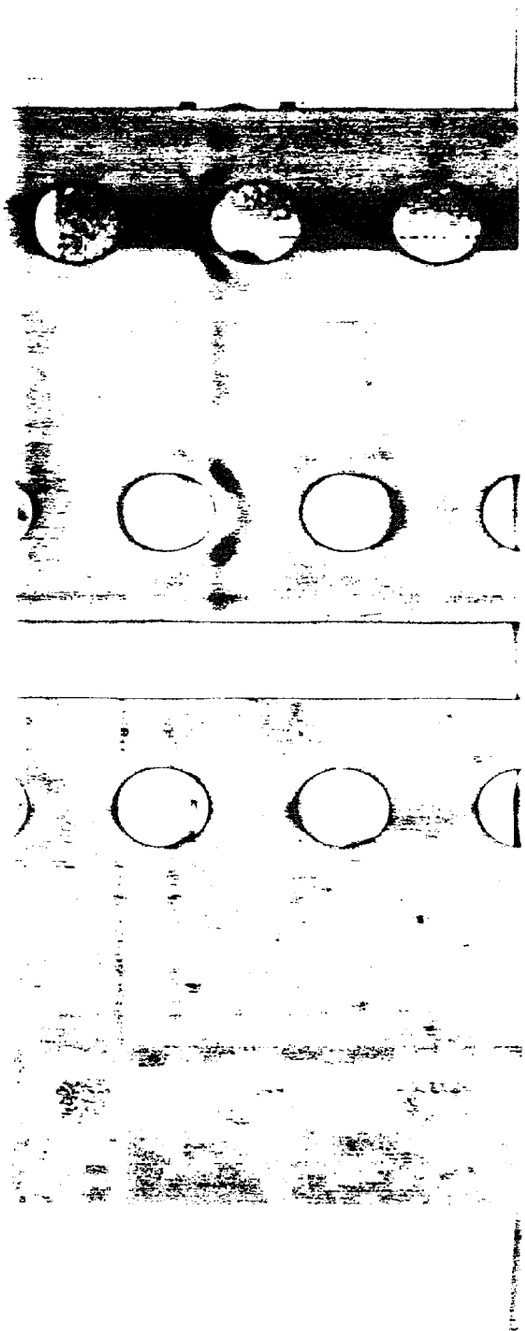
January 21, 1990

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7645 PAGE 146

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

[illegible]	22500.00
CON TX	74.25
PRFEE	0.50
WDEED	6.00
TOTAL	80.75
CHECK	80.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible] 01 [illegible] 0001 4166

65071

SEP 6 12 00 PM '88

No. 131223