Box 57
JNP

This instrument was prepared by:
John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

BOOK 7669 PAGE 167

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
Stratos Boats, Inc. 931 Industrial Road Old Hickory, Tennessee 37138	Same	44-17 44-34

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **L. EARL BENTZ, GARY M. CLARK and DAN W. MADDOX**, hereinafter collectively called Grantor, have bargained and sold, and by these presents does transfer and convey unto **STRATOS BOATS, INC.**, a Delaware corporation, its successors and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, being more particularly described as follows:

See Exhibit "A" which is attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, its successors, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "B" attached hereto and incorporated herein by reference, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds themselves, their heirs, assigns and representatives to warrant and forever defend the title to said property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, except as set forth on Exhibit "B".

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 4th day of October, 1988.

L. EARL BENTZ

GARY M. CLARK

DAN W. MADDOX

7.3309

IDENTIFICATION REFERENCE

Oct 4 11 41 AM '88

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named L. EARL BENTZ, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this the 4th day of October, 1988.

Marsha R. Anderson
NOTARY PUBLIC

My commission expires: 11-3-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named GARY M. CLARK, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this the 4th day of October, 1988.

Marsha R. Anderson
NOTARY PUBLIC

My commission expires: 11-3-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAN W. MADDOX, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this the 4th day of October, 1988.

Alex Yarf
NOTARY PUBLIC

My commission expires: 1/21/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,400,000.00.

Gary M. Clark
AFFIANT

Sworn to and subscribed before me this the 4th day of October, 1988.

Marsha R. Anderson
NOTARY PUBLIC

My commission expires: 11-3-88

EXHIBIT "A"

MADDOX, et al. to STRATOS BOATS, INC.

Tract I: Real Property in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee, more particularly described according to a survey dated January 12, 1984, by Barry Greer & Associates, Land Surveyors, Drawing No. 946, as follows:

Beginning at an existing iron pin in the northern right of way margin of Robinson Road at the southeast corner of the Stringfellow Lumber Co., Inc. property as of record in Book 4909, page 877, Register's Office for Davidson County, Tennessee; thence N 45° 07' E 988.22 feet to an iron pin set; thence S 48° 08' 19" E 388.50 feet to an existing iron pin in the northerly margin of a private road; thence southwesterly with a curve to the left having a delta of 47° 18' 05", a radius of 127.17 feet, a tangent of 55.69 feet and a chord of S 65° 17' 41" W (102.03 feet), a distance of 104.99 feet to an iron pin set; thence along the margin of said private road, S 41° 39' W 899.87 feet to an iron pin set; thence with a curve to the right having a delta of 95°, a radius of 25.00 feet, a tangent of 27.28 feet and a chord of S 89° 09" W (36.86 feet), a distance of 41.45 feet to an iron pin set in the northern right of way margin of Robinson Road; thence along the northern right of way margin of Robinson Road; thence along the northern right of way margin of Robinson Road, N 43° 21' W 381.60 feet to an existing iron pin, being the point of beginning, and containing 8.73 acres, more or less.

Together with that permanent, non-exclusive right-of-way and easement for ingress, egress and regress to and from Robinson Road over, upon and across certain land which adjoins the southeasterly boundary of the above described tract and being a strip of land 60-feet wide, with its northwesterly boundary being the southeasterly boundary of the above described tract and its southeasterly boundary being a line running parallel to, and 60 feet from, the southeasterly boundary of the above described tract, and running between said boundaries from Robinson Road to the eastern most corner of the above described tract. Said easement is shown on the above referenced survey as a "Private Road (60' ±)" contiguous to the southeasterly line of the above described tract. Said easement is subject to certain terms and conditions set forth in the deed of record in Book 6274, page 436, Register's Office for Davidson County, Tennessee.

Tract II: Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot 1 on the Plan of the Hanes Commercial Subdivision, Section One, as of record in Book 6200, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said Lot.

Together with that permanent, non-exclusive right-of-way and easement for ingress, egress and regress to and from Robinson Road over, upon and across that certain land that adjoins the northern and northwestern boundaries of the hereinabove described tract and is shown as the "Private Roadway Easement" on the above described plan. The easement herein granted shall run within said Private Roadway Easement from the northeasternmost point at which the hereinabove described property fronts on said Private Roadway Easement to the intersection of said Private Roadway Easement with Robinson Road. The easement described herein is subject to certain terms and conditions set forth in the deed of record in Book 6392, page 453, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dan W. Maddox, Earl Bentz, and Gary W. Clark by Warranty Deeds of record in Book 6274, page 436 and Book 6392, apge 453, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for the year 1988 are a lien, but not yet due and payable.

2. Contract of Conveyance and Non-Exclusive Easement to Rayon City Water Company, Inc. of record in Book 5861, page 693, Register's Office for Davidson County, Tennessee.

3. Terms and conditions of private roadway easements, sewer and septic tank easements and drainage easements set forth in deeds of record in Book 6274, page 436, and Book 6392, page 453, Register's Office for Davidson County, Tennessee.

4. Water Tank Agreement of record in Book 6274, page 442, Register's Office for Davidson County, Tennessee.

5. Conditions of owner's certificate, location of roads and utility and drainage easements, notes, and other matters shown on the Plan of Hanes Commercial Subdivision, Section 1, of record in Book 6200, page 73, Register's Office for Davidson County, Tennessee.

6. A 50 foot Tennessee Natural Gas Transmission Line Easement across the property and a private drainage and utility easement along the northwest line of the property with a sewer line located therein as shown on a survey of Tract 1 by Barry Greer & Associates, Land Surveyors, Nashville, Tennessee, Drawing No. 946, dated January 12, 1984.

3715 10/04 0101 03CHECK 7932.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7669 PAGE 171

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 2400000.00
CDN TX 7920.00
PRFEE 0.50
WDEED 12.00
TOTAL 7932.50
CHECK 7932.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/04/88 01 11:44 0001 3715

7.3309

IDENTIFICATION REFERENCE

OCT 4 11 41 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 140555