BOOK 7754 PAGE 268 FILE BOX 30

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 11 day of January 19 89

My commission expires: 3-10-91

(Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

SOUTHEAST TITLE of Tennessee, Inc. 9B12901

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 Lot(s) 21 & 70 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.

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN
Jan 19 8 45 AM '89

IDENTIFICATION REFERENCE

02394

THIS IS _____ IMPROVED PROPERTY KNOWN AS 21 and 70 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 11 day of January 19 89

David H. Parker, Trustee

David H. Parker, Trustee

State of Tennessee
County of Davidson

On this 11th day of January, 19 89, 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:
3-10-91

Notary Public

State of Tennessee
County of _____

On this _____ day of _____, 19_____, 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:

_____

Notary Public

WARRANTY DEED

7334 01/19 0101 03CHECK 155.00

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

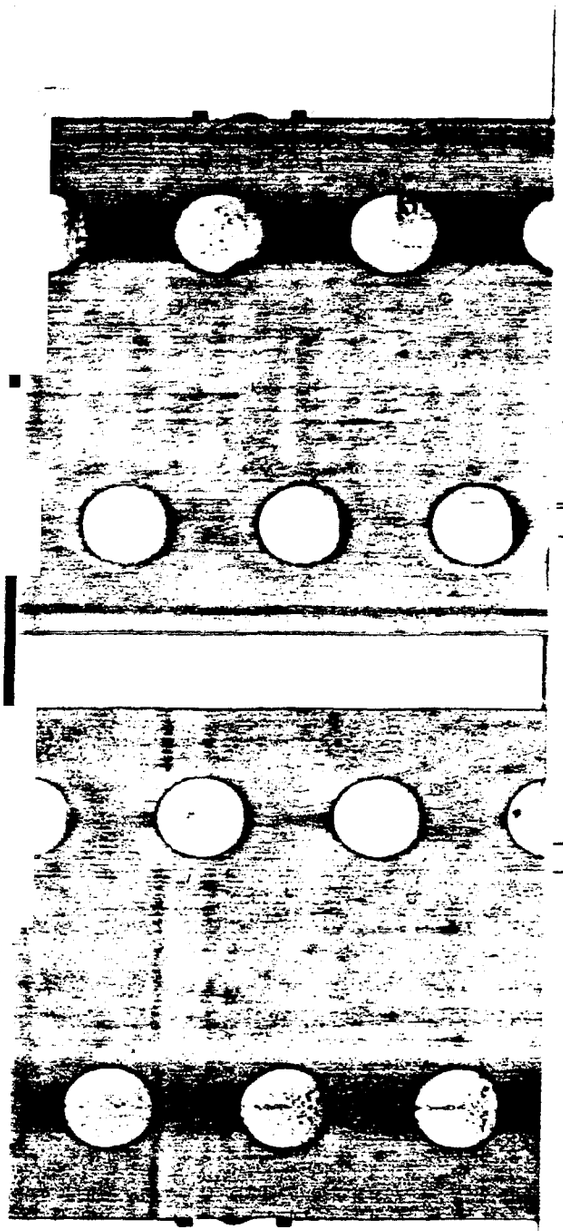
State of Tennessee
County of Davidson

Personally ~~appeared~~ before me, the undersigned, a Notary Public ~~in~~ and for the State and County aforesaid, ..., ~~with~~ whom I am personally acquainted, or proved to me on the ~~basis of satisfactory~~ evidence, and that he/she executed the within instrument for the ~~purposes~~ therein contained, and who further acknowledged that he/she is the ..... 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 and official seal on January 11, 1989

My Commission Expires:
January 21, 1990

Notary Public: Brent A. Campbell



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

RECEIVED OF _____

FOR _____

BOOK 7754 PAGE 270

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 45000.00
				CON TX 148.50
				PRFEE 0.50
				WDEED 6.00
				TOTAL 155.00
				CHECK 155.00
		01/19/89	01	08:47 0001 7334

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02394

IDENTIFICATION REFERENCE

JAN 19 8 45 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173976