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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 10 day of February 89

My commission expires: 3-10-91

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 9B12960
Suite 100, Bristol Building, 700 Cedwick Drive, Brentwood, TN 37027

My Commission Expires March 10, 1991

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 86-4-A 14 & 13	

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 (s) 67 & 68 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.

0 8 7. 9 4.

FEB 14 11 25 AM '89

7019 02/14 0101 03CHECK 155.00

THIS IS _____ IMPROVED PROPERTY KNOWN AS 312 & 309 Oakcrest Court, 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 10 day of February, 19 89

David H. Parker, Trustee

David H. Parker, Trustee

State of Tennessee
County of Davidson

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On this 10th day of February, 1989, 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:

CINDY KAVANAUGH NOTARY PUBLIC AT LARGE STATE OF TENNESSEE
2-10-91

Notary Public

State of Tennessee
My Commission Expires March 10, 1991

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

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

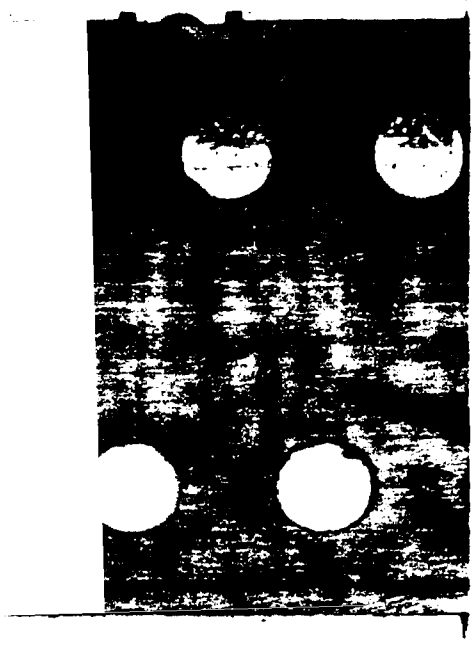
State of Tennessee
County of Davidson

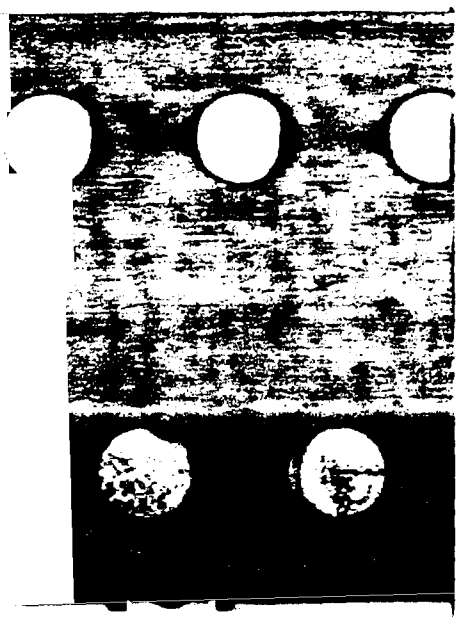
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ..., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further 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 February 10, 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 _____

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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 45000.00
CON TX 148.50
PRFEE 0.50
WDEED 6.00
TOTAL 155.00
CHECK 155.00
02/14/89 01 11:28 0001 7019

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

087.94

TENNESSEE REAL ESTATE TRANSFER

Feb 14 11 26 AM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 181487