Feb 95

FROM: MICHAEL LADNEY,
a single man,
GRANTOR

This instrument prepared by:
DYKEMA GOSSETT, ATTORNEYS
Suite 3000
505 N. Woodward Avenue
Bloomfield Hills, MI 48013

TO: AUTOMOTIVE PLASTIC TECHNOLOGIES, INC. (formerly known as DPM Acquisition Corporation), a Michigan corporation

ADDRESS OF NEW OWNER:

2000 N. Woodward Avenue
Suite 130
Bloomfield Hills, Michigan 48013

SEND TAX BILLS TO:

Same

Map-Parcel No.: Map 95-13-0 Parcel 7 F.B. #3DZ-34700

1084 02/07 0101 03CHECK 11312.50

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The actual consideration or value, whichever is greater, for this transfer is $3,425,000.00.

Michael Ladney
Affiant

Personally appeared before me, Cheryl Lee Karolak, a Notary Public in and for said County and State, Michael Ladney, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Bloomfield Hills, Michigan this 2nd day of February, 1990.

Cheryl Lee Karolak
Cheryl Lee Karolak
Notary Public

Commission expires: 2/9/92

[NOTARY SEAL]

NOTARY PUBLIC OAKLAND CO., MICH.
CHERYL LEE KAROLAK
Notary Public, Oakland County, MI
My Commission Expires Feb. 9, 1992

WARRANTY DEED

FOR AND IN CONSIDERTION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, MICHAEL LADNEY, by these presents do transfer and convey unto AUTOMOTIVE PLASTIC TECHNOLOGIES, INC. (formerly known as DPM Acquisition Corporation), a Michigan corporation, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, commonly known as 666 Massman Drive, Nashville, Tennessee (the "Property"), and more particularly described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR hereby further conveys to GRANTEE, its successors and assigns, (i) all land lying in the bed of any street, road or avenue adjoining the Property to the center line thereof, but only to the extent of GRANTOR'S interest, if any, therein and (ii) all easements, whether or not recorded, strips and rights-of-way abutting, adjacent to, contiguous to, or adjoining the Property, but only to the extent of GRANTOR'S interest, if any, therein and only to the extent that such easements, strips and rights-of-way benefit the Property.

WITNESS THE DUE EXECUTION HEREOF, on this 1st day of February, 1990.

WITNESSES:

Cheryl L. Karolak
Cheryl L. KAROLAK

Michael Ladney
Michael Ladney

Jay A. Heist
JAY A. HEIST

FELIX A. DAVIDSON COUNTY TN.
FEB 7 12 20 PM '90
IDENTIF. REFERENCE
02329

STATE OF MICHIGAN)
) SS.
COUNTY OF OAKLAND)

Personally appeared before me, Cheryl L. Karolak, a Notary Public in and for said County and State, Michael Ladney, a single man, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Bloomfield Hills, Michigan this 2nd day of February, 1990.

Cheryl Lee Karolak
Cheryl Lee Karolak
Notary Public

CHERYL LEE KAROLAK
Notary Public, Oakland County, MI
My Commission Expires Feb. 9, 1992

Commission expires: 2/9/92

[NOTARY SEAL]

CHERYL LEE KAROLAK NOTARY PUBLIC OAKLAND CO., MICH.

OAKLAND CO. MICH. CHERYL LEE KAROLAK NOTARY PUBLIC

EXHIBIT A

LEGAL DESCRIPTION

Land situated in the County of Davidson, State of Tennessee, described as:

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the southeasterly quadrant of the intersection of Massman Drive and Appleton Drive, being Lot No. 6 as shown on the plan of Section Five, Metropolitan Industrial Park as of record in Book 4060, Page 68, R.O.D.C., and being more particularly described as follows:

BEGINNING at the point of intersection of the easterly margin of Appleton Drive and the centerline of a spur track of the CSX Transportation Railroad, said point also being the southwesterly corner of the herein described parcel;

THENCE, with said easterly margin N27°58'W, 375.00 feet to a point;

THENCE, continuing with said margin with a curve to the right 78.54 feet to a point in the southerly margin of Massman Drive, said curve having a central angle of 90° 00' 00", a radius of 50.00 feet, a tangent of 50.00 feet and a chord of N 17° 02' E, 70.71 feet;

THENCE, with said margin N 62° 02' E, 770.35 feet to a point;

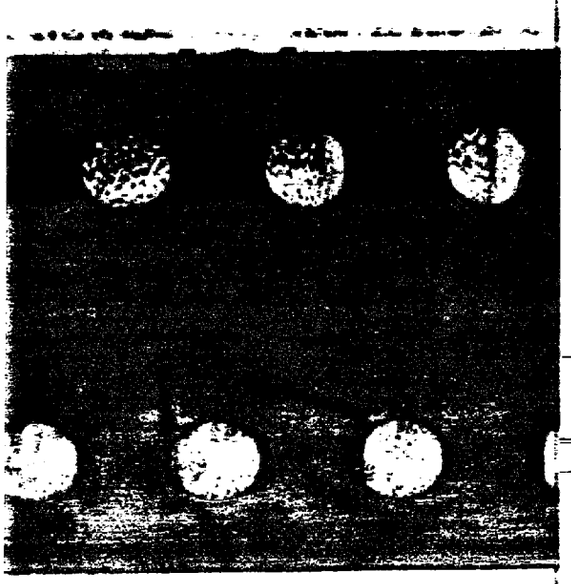
THENCE, leaving said margin S 27° 58' E, 431.41 feet to a point in the centerline of the aforementioned railroad spur;

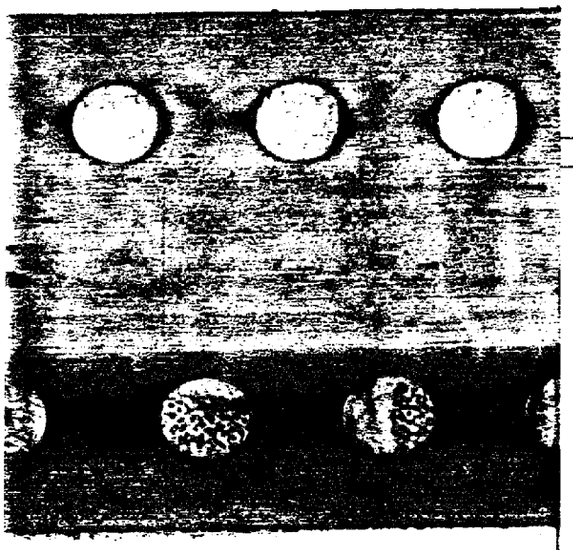
THENCE, with said centerline with a curve to the left 172.27 feet to a point, said curve having a central angle of 04° 18' 23", a radius of 2,292.50 feet, a tangent of 86.18 feet, and a chord of S 64° 11' 12" W, 172.23 feet;

THENCE, continuing with said centerline S 62° 02' W, 648.20 feet to the point of beginning.

Containing 8.00 acres, more or less.

Being the same property conveyed to Michael Ladey by deed from The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, Tennessee, a Tennessee corporation, of record in Book 6746, page 688, Register's Office of Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 8041 PAGE 576

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 3425000.00
CON TX 11302.50
PRFEE 1.00
WDEED 9.00
TOTAL 11312.50
CHECK 11312.50

02/07/90 01 12:20 0001 1084

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02329

IDENTIF. REFERENCE

FEB 7 12 20 PM '90

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 291104