THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00262004
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hamilton Test Systems, Inc., a Delaware corporation (NAME)	Same (NAME)	MAP 86
6777 Engle Road, Suite F (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PART OF PARCEL 16
Middleburg Heights, OH 44130 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ $10.00 *Dollars,*

Cash in hand paid by Hamilton Test Systems, Inc., a Delaware corporation, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8197 PAGE 725

Ronald J. Sias and Terry F. Christison

have this day bargained and sold, and do hereby transfer and convey unto the said Hamilton Test Systems, Inc., a Delaware corporation

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

Being a parcel of land in the Second Civil District, Nashville, Davidson County, Tennessee, located at the terminus of Stoners Bend Drive, being a portion of Lot No. 3, as shown on the plan of Resubdivision of Stoners Bend Business Park, as of record in Book 6900, page 855, Register's Office for Davidson County, Tennessee, also being Lot No. 5, as shown on the plan resubdivision of Lot No. 3, Stoners Bend Business Park, as of record in Book 7900, page 202, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly margin of Stoners Bend Drive, said point being northeasterly 1,195 feet, more or less, from the northerly margin of Central Pike; thence, leaving said margin N 59 deg. 21' 24" W, 182.80 feet to a point in the easterly margin of the Nashville and Eastern railroad; thence, with said margin N 39 deg. 00' E, 550.77 feet to a point; thence, leaving said margin S 38 deg. 59' 52" E, 54.97 feet to a point; thence, S 22 deg. 07' 28" W, 416.88 feet to a point in the terminus of the northwesterly margin of Stoners Bend Drive; thence, with said terminus with a curve to the left, 112.99 feet to a point, said curve having a central angle of 129 deg. 28'

(Continued on Exhibit A attached hereto.)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 117,000.00

Subscribed and sworn to before me this the 14th *day of* September 19 90

Affiant

My commission expires Mar. 19, 1991 *(Affix Seal)*

Notary Public

CAROLYN N. FLEENOR NOTARY AT LARGE STATE OF TENNESSEE

unimproved (X)
This is improved ( ) property, known as Lot 5, Stoners Bend Drive, Nashville, TN
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for 1990 Taxes and matters shown on the Plan of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 14th *day of* September, 19 90, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Ronald J. Sias

Terry F. Christison

Ronald J. Sias

Terry F. Christison

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 8197 PAGE 726

Personally appeared before me Carolyn K. Gleason, *a Notary Public in and for said County and State* Ronald J. Sias and Terry F. Christison,

*the within named bargainor*s, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at Nashville *Tennessee, this* 14th *day of* September, *19* 90

Commission expires Mar. 19, 1991 Carolyn K. Gleason *Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

WARRANTY DEED

FROM
Ronald J. Sias and
Terry F. Christison

TO

Hamilton Test Systems, Inc.,

a Delaware corporation

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Exhibit A

52", a radius of 50.00 feet, a tangent of 105.97 feet and a chord of S 47 deg. 23' 02" W, 90.44 feet; thence continuing with said terminus with a curve to the right, 32.18 feet to the point of beginning, said curve having a central angle of 36 deg. 52' 12", a radius of 50.00 feet, a tangent of 16.67 feet and a chord of S 01 deg. 04' 42" W, 31.62 feet, containing 65,694 square feet or 1.51 acres, more or less.

Being part of the same property conveyed to Ronald J. Sias and Terry F. Christison by deed from Southern Associates, Inc., of record in Book 7482, page 94, Register's Office for Davidson County, Tennessee.

57998

SEP 17 3 41 PM '90

7684 09/17 0101 03CHECK 396.10

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8197 PAGE 728

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 117000.00
CON TX 386.10
PRFEE 1.00
WDEED 9.00
TOTAL 396.10
CHECK 396.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/17/90 01 15:44 0001 9684

57998

IDENTIFICATION REFERENCE

SEP 17 3 41 PM '90

FELIX Z. WILSON, II
REGISTER

No. 356322