THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00262002
BOX 35

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hamilton Test Systems, (NAME)	Same (NAME)	Portion of MAP50
1619 Elm Hill Pike, Suite A (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL48
Nashville, TN 37210 (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, a Delaware corporation, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

BOOK 8221 PAGE 566

J & G Associates, a Tennessee general partnership composed of Gerlie V. Rickard, William J. Sudekum and Jeane M. Walker

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 on the westerly side of Dickerson Pike at Old Due West Avenue and south of Mulberry Downs Circle, being Lot No. 1 as shown on the plan of Due West Commercial Area as of record in Book 6200, page 976, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the westerly margin of Dickerson Pike, said monument being South 10 deg. 04 min. 00 sec. East 632.64 feet from a concrete monument located at the terminus of a curve return to the southerly margin of Mulberry Downs Circle; thence with said margin, South 10 deg. 04 min. 00 sec. East 130.00 feet to a point; thence leaving said margin, North 87 deg. 23 min. 16 sec. West 300.00 feet to a point; thence North 10 deg. 04 min. 00 sec. West 150.00 feet to a point; thence with a line 50 feet from and parallel to the southerly line of the John T. Benson Subdivision as of record in Book 4350, page 60, R.O.D.C., South 87 deg. 23 min. 16 sec. East 280.00 feet; thence leaving said line with a curve to the right 33.74 feet to the point of beginning, said curve having a central angle of 77 deg. 19 min. 16 sec., a radius of 25.00

Continued on Exhibit A, Page 2

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 62,000.00

Subscribed and sworn to before me this the 19th *day of* October, *19* 90

My commission expires: 1-17-1994 *(Affix Seal)*

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as Dickerson Road, 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.

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 19th *day of* October, *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.*

J & G ASSOCIATES

Gerlie V. Rickard, Partner

William J. Sudekum, Partner

Jeane M. Walker, Partner

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____, *the within named bargainor* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purpose therein contained*

Witness my hand and official seal at _____, *Tennessee, this* _____ *day of* _____, *19*__

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, *a Notary Public of the State and County aforesaid, personally appeared* Gerlie V. Rickard and Jeane M. Walker, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* them *self to be* Partners *of the* J & G Associates, A Tennessee general partnership *the within named bargainor, a* ~~corporation~~ partnership *and that* they *he as such* Partners *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the* ~~corporation~~ *by* them *self as* Partners

Witness my hand and seal, at office in Nashville, Tennessee, *this* 19th *day of* October, 1990

_____ *Notary Public*

Commission expires 5-17-1994

Exhibit A

feet, a tangent of 20.00 feet, and a chord of South 48 deg. 43 min. 38 sec. East 31.24 feet.

Being part of the same property conveyed to J & G Associates, a Tennessee general partnership composed of Gerlie V. Rickard, William J. Sudekum and Jeane M. Walker, by deed from Joel W. Hemphill and wife, LaBreeska R. Hemphill, of record in Book 6568, page 974, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, William J. Sudekum, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Partner 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, at office, this 19th day of October, 19 90

Notary Public

My Commission Expires: 7/13/91

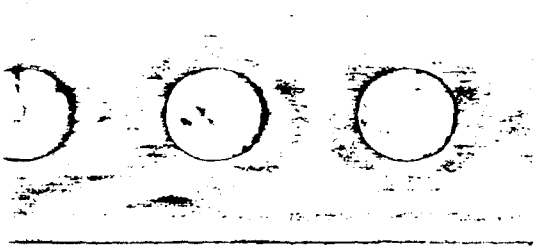
WARRANTY DEED

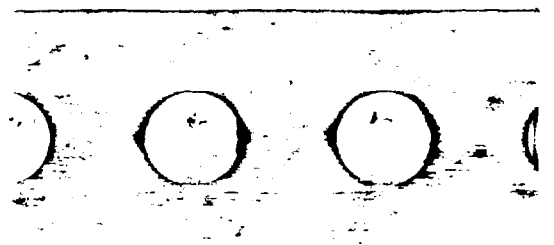
FROM

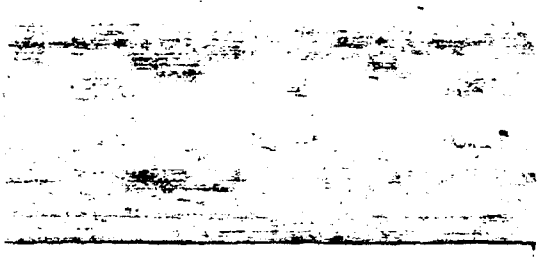
TO

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









OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8221 PAGE 568

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 62000.00
				CON TX 204.60
				PRFEE 1.00
				WDEED 6.00
				TOTAL 211.60

CHECK 211.60

10/22/90 01 14:45 0001 2189

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66592

IDENTIF. REFERENCE

OCT 22 2 44 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 366363