This instrument prepared by:
DEVEREAUX D. CANNON, JR.
Attorney and Counselor at Law
344 Fourth Avenue North
Nashville, Tennessee 37219

ADDRESS OF NEW OWNER:
Hamilton Test Systems, Inc.
6777 Engle Road, Suite E
Middleburg Heights, Ohio 44130

SEND TAX BILLS TO:
same

MAP & PARCEL:
134-14-2
134-14-3

WARRANTY DEED

THIS INDENTURE, entered into this 30th day of October, 1990, by and between

A.P. INVESTORS, a Tennessee general partnership,

hereinafter referred to as Party of the First Part, and

HAMILTON TEST SYSTEMS, a Delaware corporation,

hereinafter referred to as Party of the Second Part,

WITNESSETH;

THAT, for and in consideration of the sum of Three Hundred Thousand and no/100ths ($300,000.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged by the Party of the First Part, the said Party of the First Part has bargained, sold, transferred and conveyed, and by these presents does hereby bargain, sell, transfer and convey unto the Party of the Second Part all of its right, title and interest in and to that certain parcel or tract of land in the County of Davidson, State of Tennessee, which is particularly described as follows:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Antioch Pike and Perimeter Hill Drive, being property conveyed to A.P. Investors by deeds of record in Book 6198, page 193, and Book 6366, page 572, R.O.D.C., and being more particularly described as follows:

BEGINNING at the point of intersection of the westerly margin of Antioch Pike and the southerly margin of Perimeter Hill Drive;
THENCE, with said westerly margin S 33 deg. 04 min. 16 sec. E, 201.90 feet to a point;
THENCE, leaving said margin S 50 deg. 09 min. 52 sec. W, 478.40 feet to a point;
THENCE, N 17 deg. 55 min. 03 sec. E, 419.94 feet to a point in the southerly margin of Perimeter Hill Drive;
THENCE, with said margin N 59 deg. 16 min. 27 sec. E, 148.89 feet to the point of beginning;
Containing 68,615 square feet or 1.58 acres, more or less, according to a survey by Barge Waggoner Sumner and Cannon, dated 8/29/90.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances and hereditaments thereunto appertaining, to the said Party of the Second Part, its successors and assigns, forever.

The First Party covenants with the Second Party that the said First Party is seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered.

The First Party covenants and binds itself and its successors and representatives to warrant and forever defend the title to the said land to the Second Party, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has caused this instrument to be executed by its duly authorized officers on the day and year first above written.

A.P. INVESTORS

By: _____
Charles Young, Partner

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

4198 11/02 0101 03CHECK 997.00

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared CHARLES YOUNG, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Partner of A.P. INVESTORS, the within named bargainor, a Tennessee general partnership, and that he, as a partner, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the partnership, by himself as partner.

WITNESS my hand and official seal at office this 30th day of October, 1990.

My Commission expires:
11 January 1992

_____
NOTARY PUBLIC

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration for this transfer or value of the property, whichever is greater, is $300,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 31st day of October, 1990.

_____
NOTARY PUBLIC

My Commission expires:
11/21/92

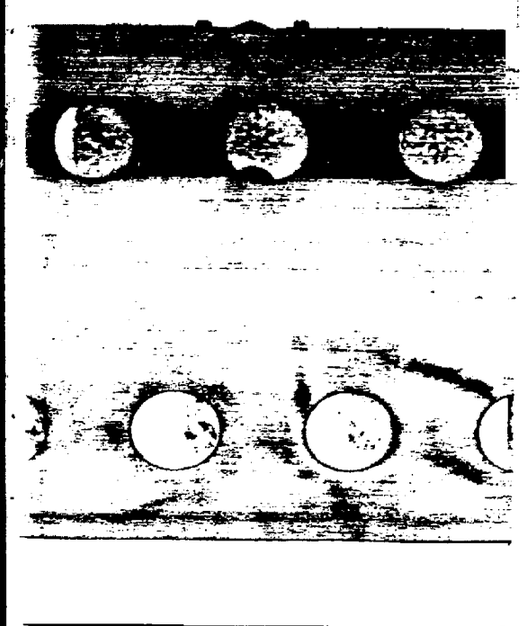
JAMES G. LACKEY, III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

69961

IDENTIF. REFERENCE

Nov 2 4 13 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8230 PAGE 893

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 300000.00
CON TX 990.00
PRFEE 1.00
WDEED 6.00
TOTAL 997.00
CHECK 997.00

11/02/90 01 16:13 0001 4198

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 9 6 1

IDENTIF. REFERENCE

NOV 2 4 13 PM '90

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

No. 370266