Box 6 D&E
MTL

This instrument prepared by
Brown, Todd & Heyburn
1600 Citizens Plaza
Louisville, Kentucky 40202

GENERAL WARRANTY DEED BOOK 8332 PAGE 201

Address of New Owner:
Zaring National Corporation
11300 Cornell Park Drive
Suite 100
Cincinnati, Ohio 45242

Send Tax Bills to:
Same

Map/Parcel Nos.
Map 131-6-B, Parcel 62
Map 131-6-F, Parcel 30
Map 131-6-F, Parcel 34
Map 131-6-F, Parcel 35
Map 131-6-F, Parcel 36

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, BURTON CAPITAL CORPORATION, a Kentucky corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto ZARING NATIONAL CORPORATION, an Ohio corporation ("Grantee"), certain real estate in Davidson County, Tennessee, described on Exhibit A hereto.

The above described real estate is conveyed subject to such recorded limitations and restrictions as may affect said property including the following matters arising through or under Grantor: 1991 taxes, a lien but not yet due and payable.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

Grantor further covenants and binds itself and its successors to warrant generally and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons, other than claims arising out of the matters set forth above.

IN WITNESS WHEREOF, Grantor executed this instrument on this 10th day of April, 1991.

BURTON CAPITAL CORPORATION,
a Kentucky corporation,

By P. Norris Shockley, Jr.
P. Norris Shockley, Jr.
President

STATE OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared P. Norris Shockley, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of Burton Capital Corporation, a Kentucky corporation, the within named bargainor, and that he, as such president, executed the foregoing instrument for the purposes therein contained by signing the name of the Corporation by himself as president.

Witness my hand and seal, at office in Jefferson County, Kentucky, this 10th day of April, 1991.

Notary Public, State at Large

My Commission Expires: 8/20/91.

STATE OF KENTUCKY)
) SS
COUNTY OF JEFFERSON)

The actual consideration for this transfer of property is $ 175,000.00 and no other monetary consideration.

BURTON CAPITAL CORPORATION,
a Kentucky corporation,

By P. Norris Shockley, Jr.
P. Norris Shockley, Jr.
President

Sworn to and subscribed before me this 10th day of April, 1991.

Harold Greenwell
Notary Public State at Large

My Commission Expires: 8/22/94

D-4870
22:jel:Q33
4/9/91

EXHIBIT A

BOOK 8332 PAGE 204

Land in Davidson County, Tennessee, being more particularly described as follows:

TRACT I:

Being Lot No. 58 on the plat of Burton Hills, Village of Summerwind, Tract 12, of record in Book 6250, Page 811, as amended in Book 6918, Page 885, said Register's Office, to which plan reference is hereby made for a more complete description.

TRACT II:

Being Lot Nos. 30, 34, 35, and 36 on the plat of Burton Hills, Village of Abbeywood, Tract 21, of record in Book 6900, Page 223, as amended in Book 7684, Page 866, said Register's Office, to which plan reference is hereby made for a more complete description.

Tracts I and II being the same property conveyed to Burton Capital Corporation, a Kentucky corporation, by Quitclaim Deed from Burton Hills Properties, a Kentucky general partnership, of record in Book 8333, Page 172, Register's Office for Davidson County, Tennessee.

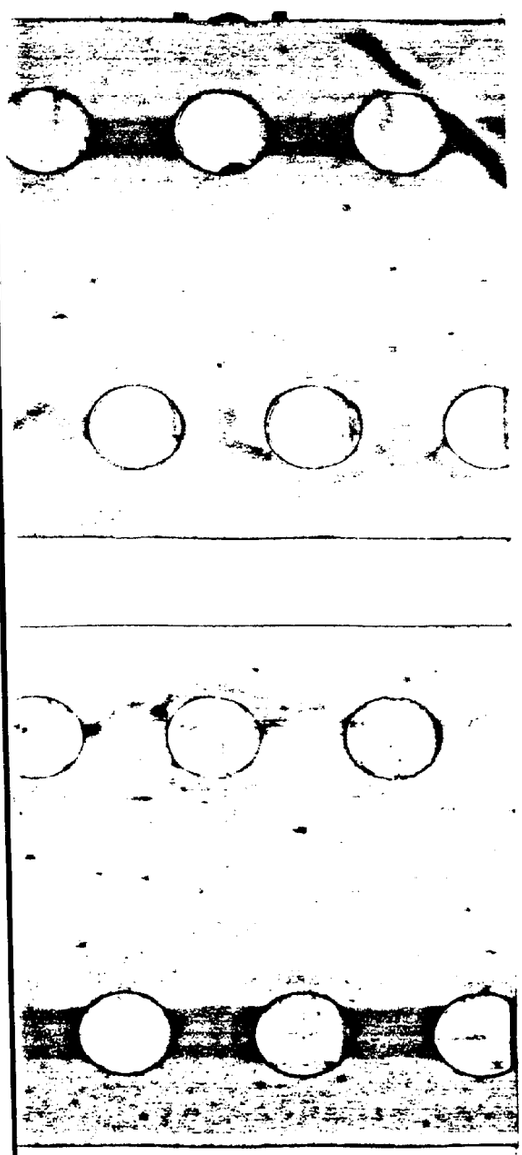
07392

IDENTIF. CERTIFICATE

5747 04/17 0101 03CHECK 590.50

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8332 PAGE 205

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 175000.00
CON TX 577.50
PRFEE 1.00
WDEED 12.00
TOTAL 590.50
CHECK 590.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/17/91 01 15:14 0001 5747

073 92

IDENTIF. REFERENCE

APR 17 3 14 PM '91

DAVIDSON CO., TENN.

No. 413788