Prepared by:
Neal & Harwell
2000 One Nashville Place
150 Fourth Avenue North
Nashville, TN 37219-2417

SPECIAL WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP PARCEL:
Zaring National Corporation 11300 Cornell Park Drive Suite 100 Cincinnati, OH 45242	same	Map 172-1-A Parcels 99, 110, 114, 119, 121

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Commerce Trading Corporation, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto Zaring National Corporation, hereinafter called Grantee, its successors and assigns, certain land in Davidson County, Tennessee, described as follows, to wit:

> LAND in Davidson County, Tennessee, being Lots Nos. 99, 110, 114, 119 and 121 on the Plan of Copperfield Revised, of record in Plat Book 6900, Pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.
>
> BEING part of the same property conveyed to Commerce Trading Corporation by deed from Homes by Heritage, Inc., a Tennessee corporation, of record in Book 8310, Page 706, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the hereditaments, and appurtenances of and to the same belonging or in anywise appertaining, unto the Grantee, its successors and assigns forever.

GRANTOR covenants with the said Grantee that it is lawfully seized and possessed of said land, that it has good right to convey it and the same is unencumbered except for the following:

1. Property taxes for 1991, a lien but not yet due and payable.

2. Restrictive covenants of record in Book 6779, Page 296, as re-recorded in Book 6783, Page 973, Register's Office for Davidson County, Tennessee, and as amended and superseded in Book 7071, Page

482 and Book 7208, Page 889, said Register's Office.

3. All matters shown on the Plan of Copperfield, of record in Plat Book 6900, Pages 555-559, said Register's Office.

GRANTOR, for itself and its successors, hereby covenants and agrees to and with Grantee, its successors and assigns, that Grantor will warrant and defend said land and premises against the lawful claims of all persons claiming through Grantor, but not further or otherwise.

Witness its hand this 1ST day of July, 1991.

COMMERCE TRADING CORPORATION

By: JB Chitwood
Its: VICE PRESIDENT

ACKNOWLEDGMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, LANCE CHITWOOD, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be VICE PRESIDENT of Commerce Trading Corporation, a Tennessee corporation, and that he as such VICE-PRESIDENT, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation as such VICE-PRESIDENT.

Witness my hand at Nashville, Tennessee, this 1ST day of July, 1991.

Notary Public

My Commission Expires:

F-23-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $137,500.00.

Affiant

Subscribed and sworn to before me, this 1ST day of JULY, 1991.

Notary Public

My Commission Expires:

1-23-93

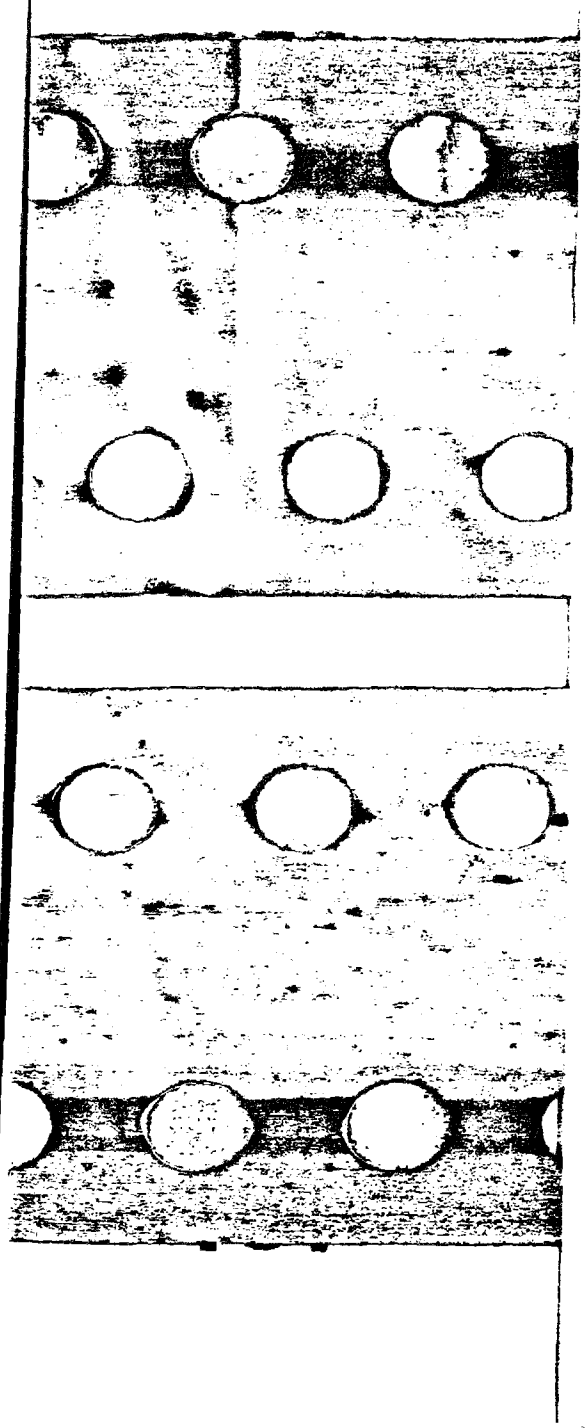
9619 07/08 0101 03CHECK 518.75

29023

JUL 8 3 18 PM '91

PICK-UP

usr2/wordp2/SpecWar.Deed



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8393 PAGE 50

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	
				137500.00
			CON TX	508.75
			PRFEE	1.00
			WDEED	9.00
			TOTAL	518.75
			CHECK	518.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 19 0001 9619

29023

IDENTIFICATION

JUL 8 3 18 PM '91

No. 438660