6 MTL

QUITCLAIM DEED BOOK 8494 PAGE 392

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.
Gibson Guitar Corp. 641 Massman Drive Nashville, Tennessee 37210	Same	Map 107-1, Parcel 13 (Field Book No. 3DZ 32316)

This instrument prepared by: DEARBORN & EWING, ATTORNEYS, SUITE 1200, One Sovran Plaza, Nashville, Tennessee 37239

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is Zero ($0.00).

PRESIDENT
Affiant

Subscribed and sworn to before me, this the 22nd day of November, 1991.

Laura Lincoln
Notary Public

My Commission Expires: 5-22-93

FOR AND IN CONSIDERATION paid by Gibson Guitar Corp., a Delaware corporation, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Sterling Engineered Products Inc., a Delaware corporation, does hereby quitclaim, transfer and convey to said Gibson Guitar Corp. all of its right, title, and interest in and to the following parcel of real estate located in Davidson County, Tennessee, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE INCORPORATED HEREIN.

IN WITNESS WHEREOF, undersigned has executed this Quitclaim Deed as of the 21st day of November, 1991.

ATTEST:

Title: Senior Attorney
TRINOVA Corporation

STERLING ENGINEERED PRODUCTS INC.

By:

Title: Vice President - Controller

6408

REGISTER'S OFFICE
Nov 25 4 19 PM '91

STATE OF OHIO)
COUNTY OF LUCAS)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared David M. Risley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President - Controller of Sterling Engineered Products Inc., the within named bargainor, a Delaware corporation, and that he as such Vice President - Controller, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President - Controller.

Witness my hand and seal, at office in Maumee, Ohio, this 21st day of November, 1991.

Susan E. Weldon-Pioch
NOTARY PUBLIC

My Commission Expires: July 17, 1994

SUSAN E. PIOCH f/k/a WELDON
Notary Public, State of Ohio
My Commission Expires July 17, 1994

W6:RCP3581:jmh/11/6/91
AWS015-009



EXHIBIT A

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the westerly side of Elm Hill Pike, being Lot No. 20 as shown on the plan of Revised Sections 12 and 15, Metropolitan Industrial Park, as of record in Book 4300, Page 12, R.O.D.C., and being more particularly described as follows:

BEGINNING at a point in the westerly margin of Elm Hill Pike, said point being 405 feet, more or less, from the centerline of Elm Tree Drive, as measured along said westerly margin, said point also being the southeasterly corner of the herein-described parcel;

THENCE, leaving said westerly margin with the northerly margin of the property conveyed to Shoney's Inc., by deed of record in Book 5274, Page 767, R.O.D.C., N 51° 32' W, 271.62 feet to a point;

THENCE, continuing with said northerly line, S 79° 00' W, 182.43 feet to a point in the easterly margin of Elm Tree Drive;

THENCE, with said easterly margin the following calls:

N 11° 00' W, 13.53 feet to a point;

With a curve to the right 322.33 feet to a point, said curve having a central angle of 32° 24', a radius of 570.00 feet, a tangent of 165.60 feet and a chord of N 05° 12' E, 318.05 feet;

N 21° 24' E, 254.87 feet to a point;

THENCE, leaving said easterly margin with the southerly line of property conveyed to R. C. Mathews, Contractor, by deed of record in Book 5148, Page 367, R.O.D.C., S 68° 36' E, 250.43 feet to a point in the westerly line of the property conveyed to Tennessee Harland Company, Inc., by deed of record in Book 4220, Page 784, R.O.D.C.;

THENCE, with said westerly line, S 21° 27' W, 165.53 feet to a point;

THENCE, with the southerly line of said Tennessee Harland Company property, S 70° 46' E, 300.00 feet to a point in the westerly margin of Elm Hill Pike;

THENCE, with said westerly margin, S 21° 27' W, 131.79 feet to a point;

THENCE, continuing with said westerly margin with a curve to the right 271.73 feet to the point of beginning, said curve having a central angle of 17° 01', a radius of 914.93 feet, a tangent of 136.87 feet, and a chord of S 29° 57' 30" W, 270.73 feet;

Containing 229,886 square feet, or 5.28 acres, more or less, all as more particularly described in a survey last revised on July 17, 1991

by William C. Watson, Tennessee No. 1487, Barge, Waggoner, Sumner and Cannon, Inc., 162 Third Avenue, North, Nashville, Tennessee 37201.

Being the same property conveyed to Sterling Engineered Products Inc., a Delaware corporation, by deed from Sterling Holdings, Inc., a New Jersey corporation formerly known as Sterling Engineered Products Inc., of record in Book 8494, page 383, Register's Office for Davidson County, Tennessee.

2544 11/25 0101 03CHECK 12.00