WP:WILKINS:AI025B20 .ACO

B04 37
LL

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| Address New Owner: | Send Tax Bills to: | Map-Parcel Numbers: |
|---|---|---|
| Amtrol, Inc.<br>1400 Division Road<br>West Warwick, RI<br>02893<br>Attn: Treasurer | Amtrol, Inc.<br>1400 Division Road<br>West Warwick, RI<br>02893<br>Attn: Treasurer | 183-53 |

This instrument prepared by: Shawn M. Sullivan, Esq., Hinckley, Allen, Snyder & Comen, 1500 Fleet Center, Providence, RI 02903

## WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, United Properties Partners, a Rhode Island general partnership with an address of 1400 Division Road, West Warwick, Rhode Island ("Grantor") has bargained and sold, and hereby transfers and conveys to Amtrol, Inc., a Rhode Island corporation with an address of 1400 Division Road, West Warwick, Rhode Island ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

STATE OF RHODE ISLAND
COUNTY OF PROVIDENCE

The actual consideration of value, whichever is greater, for this transfer is $ 1,934,422.00 .

C. H Kirk
Affiant

7113 77

RECEIVED FOR RECORD
DEC 23 12 31 PM '91

Subscribed and sworn to before me this 19th day of December, 1991.

Laurie C. Wilkins
Notary Public
Name: Laurie C. Wilkins
My Commission Expires:
6/25/93
My County of Residence is:
Kent County, Rhode Island

2. Plat restrictions, easements, restrictions, covenants, agreements and other matters of record, zoning ordinances and other municipal regulations, if any.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons.

Executed this 19th day of December, 1991.

UNITED PROPERTIES PARTNERS

By: Chester H. Kirk
Chester H. Kirk,
General Partner

By: Kenneth L. Kirk
Kenneth L. Kirk,
General Partner

By: Elizabeth A. D'Amico
Elizabeth A. D'Amico,
Executrix of the Estate
of Albert N. D'Amico,
General Partner

This is improved property, known as 1630 Corporate Place, Interchange City Industrial Park, Davidson County, LaVergae, Tennesee.

[Appropriate Notaries Will Follow]

WP:WILKINS:AI025820 .ACO



STATE OF RHODE ISLAND
COUNTY OF Kent

Personally appeared before me Laurie C. Wilkins, a Notary Public in and for said county and state, the within named Chester H. Kirk, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at West Warwick, Rhode Island, this 19th day of December, 1991.

Laurie C. Wilkins
Notary Public
Name: Laurie C. Wilkins
My Commission Expires:
6/25/93
My County of Residence is:
Kent County, R.I.

STATE OF RHODE ISLAND
COUNTY OF Kent

Personally appeared before me Laurie C. Wilkins, a Notary Public in and for said county and state, the within named Kenneth L. Kirk, the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at West Warwick, Rhode Island, this 19th day of December, 1991.

Laurie C. Wilkins
Notary Public
Name: Laurie C. Wilkins
My Commission Expires:
6/25/93
My County of Residence is:
Kent County, R.I.

STATE OF RHODE ISLAND
COUNTY OF Kent

Personally appeared before me Laurie C. Wilkins, a Notary Public in and for said county and state, the within named Elizabeth A. D'Amico, the bargainer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WP:WILKINS:AI025820 .ACO



WITNESS my hand and official seal at North Kingstown, ~~West Warwick~~, Rhode Island, this 19th day of December, 1991.

Laurie C. Wilkins
Notary Public
Name: Laurie C. Wilkins
My Commission Expires:
6/25/93
My County of Residence is:
Kent County, RI

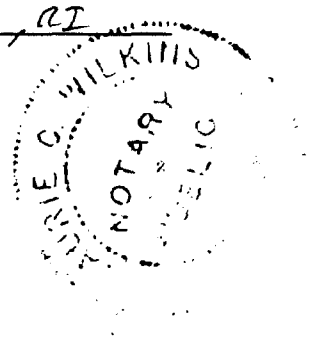


EXHIBIT A



Land in Davidson County, Tennessee, being Lot No. 1 on the map of Interchange City Industrial Park, Section IX, as of record in Book 4460, page 162, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the westerly margin of J. P. Hennessy Drive, said point being 3,049.20 feet from the intersection of the centerline of Firestone Parkway and the centerline of said J. P. Hennessy Drive, as measured northwardly along the centerline of said J. P. Hennessy Drive, said point further being on the centerline of a proposed railroad spur track;

Thence along the centerline of the said proposed railroad spur track, North 75 deg. 28' West 700 feet to a point;

Thence leaving said railroad spur track, North 14 deg. 32' East 450 feet to a point on the southerly margin of a proposed road;

Thence along the southerly margin of said proposed road, South 75 deg. 28' East 512.2 feet;

Thence continuing with said margin, eastwardly along a curve to the right with a radius of 924.93 feet, a distance of 198.83 feet to a point; thence continuing with said margin, South 63 deg. 09' East 48 feet to a point;

Thence southwardly with a curve to the right, said curve having a radius of 25 feet, a total distance of 39.27 feet to the westerly margin of J. P. Hennessy Drive;

Thence with said margin of J. P. Hennessy Drive, South 25 deg. 51' West 189.90 feet to a point;

Thence continuing with said margin and along a curve to the left with a radius of 2,321.83 feet to a distance of 206.34 feet to the point of beginning.

Being the same property conveyed to United Properties Partners, a Rhode Island general partnership, by deed from Amtrol, Inc., a Rhode Island corporation of record in Book 7089, page 155, Register's Office of Davidson County, Tennessee.

4824 12/23 0101 03CHECK 7173.28

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

RECEIVED OF _____

FOR _____

BOOK 8513 PAGE 632

| | | |
|---|---|---|
| CO CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
1934422.00
CON TX 7157.28
PRFEE 1.00
WDEED 15.00
TOTAL 7173.28
CHECK 7173.28
12/23/91 01 12:33 0001 4824

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.1377.

IDENTIFICATION REFERENCE

Dec 23 12 31 PM '91

No. 487302