This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges
323 Union Street
Nashville, Tennessee 37201

BOOK 8665 PAGE 278

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
KIRCO INVESTMENTS, INC. 12021 Woodruff Avenue Downey, CA 90241	SAME	Map 183 Parcel 69

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, including the assumption of a note in the original principal amount of $950,000.00 payable to Protective Life Insurance Company, and secured by a Deed of Trust and Security Agreement of record in Book 7662, page 627, in the Register's Office for Davidson County, Tennessee (reference being made to said note and deed of trust for the terms and conditions of payment), KIRKHILL, INC., a California Corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said KIRCO INVESTMENTS, INC., a California Corporation (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown on Exhibit "B" attached hereto and incorporated herein by reference.

And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 29th day of June, 1992.

KIRKHILL, INC., a California Corporation

BY: Gary A Ripelle

Title: President

24067

IDENTIF. REFERENCE

JUN 30 3 53 PM '92

PICK-UP

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary A. Russell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of KIRKHILL, INC., a California Corporation, the maker, and is authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Downey, California, this 29th day of June, 1992.

Arlene J. Hite
NOTARY PUBLIC
My Commission Expires: 12/7/92

OFFICIAL SEAL
ARLINE J. HITE
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires December 7, 1992

CALIFORNIA
STATE OF ~~TENNESSEE~~)
COUNTY OF ~~DAVIDSON~~)
LOS ANGELES

The actual consideration for this transfer, or value of property (whichever is greater) is $1,300,000.00.

Bruce M. Mehyar
Affiant

Subscribed and sworn before me this 29th day of June, 1992.

Arlene J. Hite
NOTARY PUBLIC
My Commission Expires: 12/7/92

OFFICIAL SEAL
ARLINE J. HITE
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires December 7, 1992

\protectv\krkhll.wd

EXHIBIT "A"

TRACT I:

A tract of land in the 2nd Civil District of Metropolitan Nashville-Davidson County, Tennessee, and being Parcel No. 69 on Tax Map 183 and being Lot No. 1 on the Subdivision of Lot Number One Interchange City Industrial Park, Section XXXI, as of record in Book 6900, page 704, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin on the northeasterly right-of-way line of Firestone Parkway (an 80-foot road), at the westerly end of the northwesterly return curve of Firestone Parkway and Heil Quaker Boulevard (a 60-foot road), said pin being 40 feet northeasterly from the centerline of Firestone Parkway; thence,

1. With the northeasterly right-of-way line of Firestone Parkway, North 42 degrees 57 minutes 39 seconds West, 275.00 feet to an existing iron pin at the southwesterly corner of the herein described Lot No. 1 and the southeasterly corner of Kirkhill, Inc., as of record in Deed Book 5813, page 700, R.O.D.C., Tennessee; thence,

2. With the common line of Lot 1 and Kirkhill, Inc., North 47 degrees 02 minutes 21 seconds East, 490.00 feet to an existing iron pin; thence,

3. With the northerly line of Lot 1, South 42 degrees 57 minutes 39 seconds East, 300.00 feet to an existing iron pin set in concrete in the northwesterly right-of-way line of Heil Quaker Boulevard; thence,

4. With the northwesterly right-of-way line of Heil Quaker Boulevard, South 47 degrees 02 minutes 21 seconds West, 465.00 feet to an existing iron pin at the beginning of a curve; thence,

5. With said curve to the right (radius 25.00 feet) southwesterly a distance of 39.27 feet to the point of beginning and having a chord bearing and distance of North 87 degrees 57 minutes 39 seconds West, 35.36 feet and containing 146,860 square feet or 3.371 acres.

Being part of the same property conveyed to Kirkhill, Inc., by deed recorded in Book 5826, page 266, Register's Office for Davidson County, Tennessee.

TRACT II:

A tract of land in the 2nd Civil District of Metropolitan Nashville-Davidson County, Tennessee, being adjacent to Lot No. 1 on the Subdivision of Lot Number One Interchange City Industrial Park, Section XXXI, as of record in Book 6900, page 704, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin on the northeasterly right-of-way line of Firestone Parkway (an 80-foot road), being the southwesterly corner of said Lot No. 1 on the Subdivision of Lot Number One Interchange City Industrial Park, Section XXXI, and being the southeasterly corner of the property described herein; thence,

1. With the right-of-way line of Firestone Parkway, North 42 degrees 57 minutes 39 seconds West, 125.00 feet to an existing iron pin at the southwesterly

corner of the herein described tract; thence,

2. Leaving the right-of-way line of Firestone Parkway, North 47 degrees 02 minutes 21 seconds East, 490.00 feet to an existing iron pin; thence,

3. South 42 degrees 57 minutes 39 seconds East, 125.00 feet to an iron pin being the northeasterly corner of the herein described tract and the northwesterly corner of Lot No. 1 on the Subdivision of Lot Number One Interchange City Industrial Park, Section XXXI; thence,

4. With the common line between the herein described tract and Lot No. 1, South 47 degrees 02 minutes 21 seconds West, 490.00 feet to an iron pin, being the point of beginning.

Being property conveyed to Kirkhill, Inc., by deed of record in Book 6813, page 700, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Current property taxes;

2. A 20-foot public utilities and drainage easement running parallel to and 20-feet northeasterly from the northeasterly right-of-way of Firestone Parkway and 20 feet parallel to and northwesterly from the northwesterly right-of-way line of Heil Quaker Boulevard along the entire frontage of Lot No. 1;

3. Restrictive covenants of record in Book 4673, page 508, said Register's Office;

4. The Deed of Trust and Security Agreement of record in Book 7662, page 627, in the Register's Office for Davidson County, Tennessee;

5. Assignment of Rents and Leases of record in Book 7662, page 661, said Register's Office.

6567 06/30 0101 03CHECK 4826.0C

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

CEIVED OF _____

)R _____

BOOK 8665 PAGE 283

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

ATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
1300000.00
CON TX 4810.00
PRFEE 1.00
REGBANK 15.00
ERR CO
TDEED 15.00-
WDEED 15.00
TOTAL 4826.00
CHECK 4826.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

24067

IDENTIF. REFERENCE

JUN 30 3 53 PM '92

06/30/92 01 15:53 0001 6567

No. 546256