PROPERTY OWNER: Tax Bills
LOCHINVAR INDUSTRIES, INC.
2005 Elm Hill Pike
Nashville, Tennessee 37210

This instrument prepared by:
Hunton & Williams
951 East Byrd Street
Riverfront Plaza - East
Richmond, VA 23219

PARCEL IDENTIFICATION NUMBER: Map 107, Parcel No. 2

SPECIAL WARRANTY DEED

THIS DEED, dated as of the 30th day of October, 1992, from E. WARNER BASS and C. DEWEES BERRY, Co-Trustees under the Eastview Distribution Center Trust, with full power to sell without joinder of any beneficiary (collectively, the "Grantor"), to LOCHINVAR INDUSTRIES, INC., a Tennessee corporation (the "Grantee"), provides:

THAT for and in consideration of the conveyance made hereby, the consideration therefor received by the Grantor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor, subject to the matters described herein, hereby grants and conveys to the Grantee, with Special Warranty, all of the Grantor's right, title and interest in the real estate described on Exhibit A attached hereto (the "Real Estate") and all the estate, right, title and interest of the Grantor therein, with the hereditaments and appurtenances thereto appertaining. This conveyance is made subject to all applicable restrictions, easements and building setback lines as shown of record in the Register's Office of Davidson County, Tennessee, as shown on Commonwealth Land Title Insurance Company Commitment No. 822-301531, or as may lawfully apply to the Real Estate or any part thereof.

Grantor, for itself and its successors and assigns, does hereby covenant with Grantee, its successors and assigns, that it has full power, authority and right to convey such Real Estate, and that Grantor will forever warrant and defend said Real Estate and the title thereto against lawful claims of all persons claiming by or through Grantor, but no further or otherwise.

Any and all real estate taxes for the 1992 tax year shall be prorated as of the date hereof.

[Signatures appear on the following page.]

6 0 1 8 3

IDENTIFICATION REFERENCE

NOV 2 2 20 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed on its behalf by its duly authorized representative.

E. WARNER BASS, Co-Trustee under the Eastview Distribution Center Trust

C. DEWEES BERRY, Co-Trustee under the Eastview Distribution Center Trust

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,100,000.00.

AFFIANT:

State of Tennessee, County of Davidson, ss.

On this 30th day of October, 1992, before me personally appeared E. Warner Bass, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

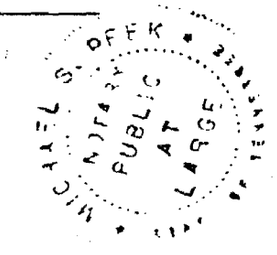
My Commission Expires: September 24, 1994

State of Tennessee, County of Davidson, ss. BOOK 8773 PAGE 425

On this 30th day of October, 1992, before me personally appeared C. Dewees Berry, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Michael S Peek
Notary Public

My Commission Expires: September 24, 1994



State of Tennessee, County of Davidson, ss.

Personally appeared before me, the undersigned, a Notary Public, WILLIAM L. VALLETT, JR., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of October, 1992.

Michael S Peek
Notary Public

My Commission Expires:
September 24, 1994

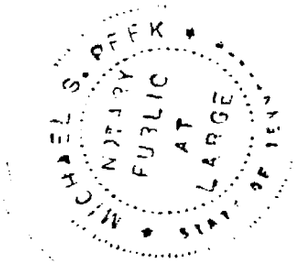


EXHIBIT A

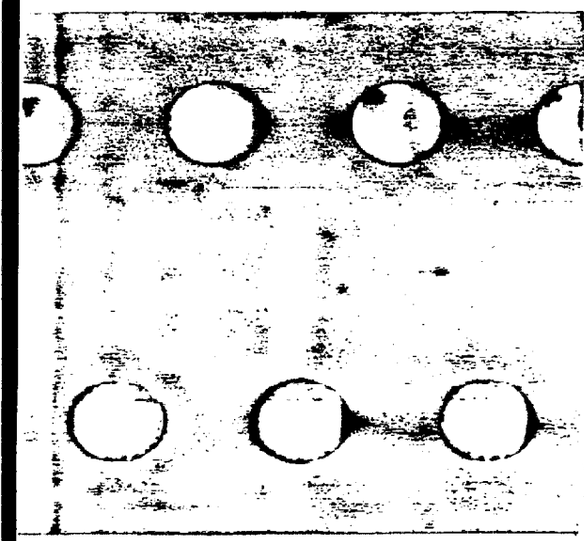
Description of Real Estate

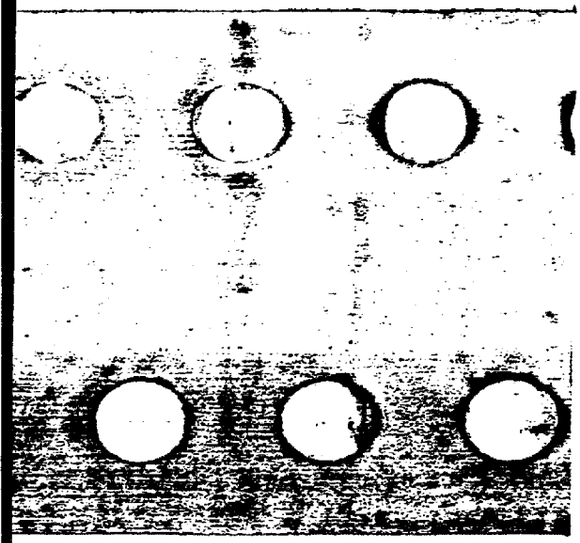
Being a tract of land in the First Civil District of Davidson County, Tennessee, located on the northerly side of Air Lane Drive, being Lot No. 13 shown on the Metropolitan Industrial Park, Phase II, Section Eighteen, of record in Book 5190, Page 644, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the northerly margin of Air Lane Drive, the southeast corner of the herein described tract and the southwest corner to Metropolitan Industrial Park, Phase II, Section Four, of record in Book 5190, Page 169, said Register's Office, and further described as being 1,615.00 ± feet southerly from Elm Hill Pike; thence with said margin of Air Lane Drive, south 49°, 33 minutes west, 96.84 feet; thence with a curve to the right 296.00 feet, said curve having a radius of 645.00 feet, a central angle of 26°, 20 minutes, 49 seconds and a tangent distance of 150.97 feet; thence leaving said Air Lane Drive with the easterly line to Metropolitan Industrial Park, Phase II, Section Seventeen, of record in book 5210, Page 397, said Register's Office, north 34° 01 minute west, 658.99 feet to the southerly line of Metropolitan Industrial Park, Section 48, of record in Book 4660, Page 103, said Register's Office; thence with said line south 87°, 17 minutes east, 364.7 feet to the southwest corner to Metropolitan Industrial Park, Phase II, Section 10, of record in Book 5190, Page 379, said Register's Office; thence with the southerly line to the heretofore mentioned subdivision, north 88° 26 minutes east, 212.03 feet to the northwest corner to Metropolitan Industrial Park, Phase II, Section Four; thence, with the westerly line to the heretofore mentioned subdivision, south 20° 40 minutes east, 360.63 feet to the point of beginning.

Being the same property conveyed to E. Warner Bass and C. Dewees Berry, Co-Trustees, their successors, representatives and assigns, with full power to mortgage, sell, transfer, encumber and convey without joinder of any beneficiary, by Warranty Deed dated December 28, 1983, from Thomas V. White, of record in Book 6202, page 808, Register's Office for Davidson County, Tennessee, and corrected by Deed of Correction to be recorded in the Register's Office for Davidson County, Tennessee, immediately prior hereto.

2208 11/02 0101 03CHECK 4087.00





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

RECEIVED OF _____

FOR _____

BOOK 8773 PAGE 427

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
				1100000.00
				CON TX 4070.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 4087.00
				CHECK 4087.00
11/02/92	01			14:27 0001 2208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.0 1.8.3.

IDENTIFICATION REFERENCE

NOV 2 2 28 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 586087