This Instrument Was Prepared By:
Richard A. Johnson, Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 9575 PG 203

Address New Owner(s):
World Class Management,
Inc.
c/o Taylor-Dunn Manufacturing
2114 West Ball Road
Anaheim, California 92803-4240
Attn: Mr. Arthur J. Goodwin

Send Tax Bills to
Same

Map: 72-5
Parcel: 59

3779 01/30 0101 03CHECK 2422.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, JMT Corporation, a Tennessee corporation, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to World Class Management, Inc., a California corporation, (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> A tract or parcel of land located in Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to those matters set forth on Exhibit B attached hereto.

This is improved property known as 914 Trinity Lane.

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

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of January, 1995.

JMT CORPORATION

By: Bobby Stevens

Title: President

26857
IDENTIFICATION REFERENCE

95 JAN 20 AM 11:22
REGISTER
DAVIDSON COUNTY, TN.

BOOK 9575 PG 204

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bobby Stevens with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged (him/her)self to be President of JMT CORPORATION, the within named bargainor, a corporation, and that (he/she) as such President, being authorized so to to, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by (him/her)self as President.

Witness my hand and seal, at office in Nashville, TN, this 18th day of January, 1995

Notary Public

My Commission Expires: 9/21/96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $650,000.

Affiant

Subscribed and sworn to before me, this 18th day of January, 1995.

Notary Public

My Commission Expires: 9/21/96

W6:JFK0111953.SF

EXHIBIT A BOOK 9575PG205

LEGAL DESCRIPTION

Land in the 12th, formerly the 8th, Civil District of Davidson County, Tennessee being part of Lot No. 4 on the plan of the Division of the lands of George Stull, deceased, as of record in Plat Book 4060, page 15 of the Register's Office for said county, being more particularly described according to a survey by H & H Land Surveying, Inc. dated November 9, 1994 and last revised November 17, 1994 bearing job number 94-545 as follows:

Beginning in the southerly margin of Trinity Lane, 571.04 feet West of the centerline of L & N Railroad, said beginning point being the northwest corner of the property conveyed to General Shoe Corporation by Deed from Joy Floral Company, of record in Book 1372, page 399, Register's Office for said county; thence leaving the South right-of-way of Trinity Lane, South 28° 42' 27" West 19.02 feet to an iron pin; thence, South 85° 54' 03" East 4.88 feet to an iron pin; thence South 27° 59' 53" West 931.01 feet to an iron pin in the South line of Lot No. 4 and the North line of Lot No. 5; thence with the line between said lots, North 84° 04' 11" West 225.24 feet to an iron pin; thence North 84° 53' 09" West 10.60 feet to a concrete monument in the easterly right-of-way of Ellington Parkway; thence with said right-of-way, North 17° 08' 50" East 132.37 feet to a concrete monument in said right-of-way of Ellington Parkway; thence with said right-of-way, North 20° 22' 08" East 569.70 feet to an iron pin in the easterly right-of-way of Ellington Parkway and the southwest corner of Lot No. 1 on the plan of the division of the lands of George Stull, as of record in Plat Book 4060, page 15, of said Register's Office; thence with the South line of Lot No. 1, South 82° 20' 06" East 181.35 feet to an iron pin; thence with the East line of Lot No. 1, North 27° 56' 12" East 216.65 feet to an iron pin in the South margin of Trinity Lane; thence with said South margin of Trinity Lane, South 85° 18' 30" East 157.90 feet to the point of beginning, containing 230,833.787 square feet or 5.300 acres, more or less.

Being the same property conveyed to JMT Corporation by deed of record in Book 5866, page 159, Register's Office for Davidson County, Tennessee.

The above description was taken from a survey by Michael V. Holmes, RLS No. 213, H & H Land Surveying, Inc., 609 Dunston Drive, Nashville, Tennessee 37211, which survey was dated November 9, 1994, was last revised November 17, 1994 and bears Job No. 94-545.

W6:JFK0111955.SF

EXHIBIT B

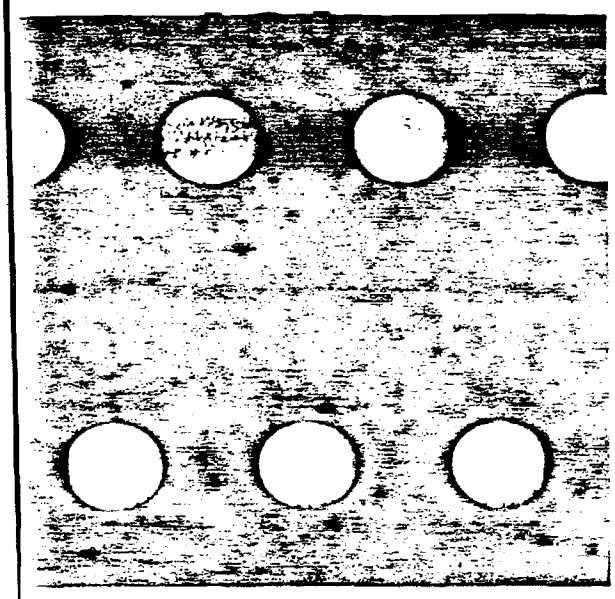
1. 1994 and 1995 Real Estate taxes which have been prorated and assumed by the Grantee.

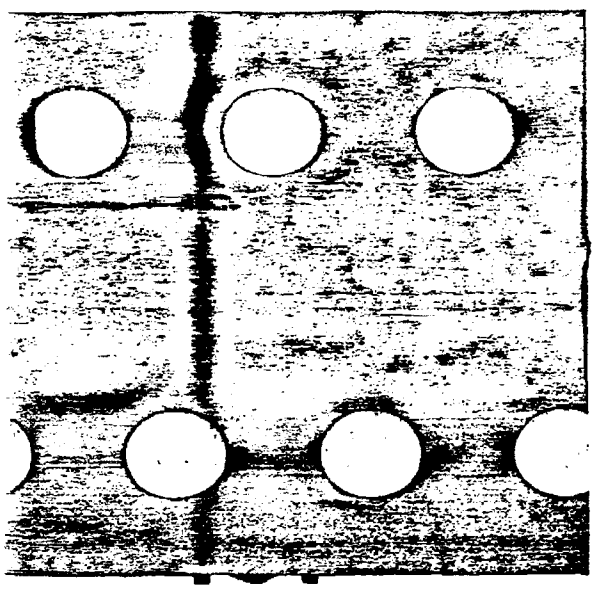
2. Easement to State of Tennessee Department of Highways as set forth in instrument recorded in Book 4094, page 715, Register's Office for Davidson County, Tennessee.

3. Easement to Metropolitan Government of Nashville and Davidson County for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 5236, page 828, Register's Office for Davidson County, Tennessee.

4. All matters shown on the plat of record in Book 4060, page 15, Register's Office for Davidson County, Tennessee.

5. All matters shown on survey by H & H Land Surveying, Inc. dated November 9, 1994 and last revised November 17, 1994 bearing job number 94-545.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9575 PG 207

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
650000.00
CON TX 2405.00
PRFEE 1.00
WDEED 16.00
TOTAL 2422.00
CHECK 2422.00
01/20/95 01 11:22 0001 3796

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

26857
IDENTIF. & REFERENCE

95 JAN 20 AM 11:22

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 873610