CORPORATE FORM BOOK 10364 PG 181

LIMITED WARRANTY DEED

THIS INDENTURE, made and entered into as of the 28th day of February, 1997, by and between

North Bros., Inc.,

a corporation organized and existing under and by virtue of the laws of the State of Delaware ("Grantor"), and

NB Acquisition Corp.,

a corporation organized and existing under the laws of the State of Kansas ("Grantee"),

WITNESSETH: That for and in consideration of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the real estate situated and being Davidson County, Tennessee being more particularly described on **Exhibit "A"** attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said Grantee, its heirs or successors and assigns, in fee simple forever.

The said Grantor does hereby covenant with the said Grantee that it will specially warrant and forever defend title to and quiet possession of the aforesaid real estate against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise, subject, however, to the permitted title exceptions identified on **Exhibit "B"** attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

NORTH BROS., INC.,
a Delaware Corporation

ATTEST:

Carol Ellis Morgan

Carol Ellis Morgan, Assistant Secretary

By: .....
Brock Hattox,
Executive Vice President and
Chief Financial Officer

NORTH BROS., INC. CORPORATE SEAL DELAWARE 1996

WITNESS:

.....
Debra J. Libby, Assistant Counsel

g:\legal\north\pcg\deeds\tn-spec.doc

BOOK 10364 PG 182

STATE OF GEORGIA, COUNTY OF FULTON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brock Hattox, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Executive Vice President and Chief Financial Officer of North Bros., Inc., the within named bargainor, a Delaware corporation, and he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and Official Seal as of this 28th day of February, 1997.

Carol Sowell, Notary Public

CAROL SOWELL NOTARY PUBLIC GEORGIA DEKALB

My Commission expires: January 2, 2001

(FOR RECORDING DATA ONLY)

Property address: 1425 Cowan Court

Mail tax bills to:

NB Acquisition Corp.
c/o Performance Contracting Group, Inc.
16047 West 110th Street
Lenexa, Kansas 66219

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $424,875, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

This instrument prepared by:

Al B. Hill, Senior Assistant Counsel
North Bros., Inc.
1420 Peachtree Street, N.E.
Atlanta, Georgia 30309-3002

Brock Hattox AFFIANT

State tax	$	1,572.04
Register's fee		16.00
Recording fee		1.00
Total	**$**	**1,589.04**

Subscribed and sworn to before me this 28th day of February, 1997.

Notary Public
My commission expires: January 2, 2001

CAROL SOWELL NOTARY PUBLIC GEORGIA DEKALB

Tax Map/Parcel # 082-06-0 085.00

Return to:

Beth Barnhart
North Bros., Inc.
1420 Peachtree Street, N.E.
Atlanta, Georgia 30309-3002

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EXHIBIT "A"

PROPERTY DESCRIPTION:

A TRACT OF LAND SITUATED IN THE 1st CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE ALSO BEING LOT NO. 1 AS SHOWN ON THE FINAL PLAT ENTITLED "SECTION SIX-COWAN INDUSTRIAL PARK" AS OF RECORD IN PLAT BOOK 6250, PAGE 279 R.O.D.C., TN.

BEGINNING AT A IRON ROD IN THE SOUTH MARGIN OF COWAN COURT, ALSO BEING THE NORTH EAST CORNER OF LOT NO. 2 OF SECTION SIX--COWAN INDUSTRIAL PARK; THENCE, WITH SAID MARGIN SOUTH 83 DEGREES 02 MINUTES 00 SECONDS EAST 31.31 FEET TO A P.K. NAIL;; THENCE LEAVING SAID MARGIN SOUTH 09 DEGREES 41 MINUTES 30 SECONDS EAST 672.53 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THIS TRACT; THENCE, NORTH 83 DEGREES 02 MINUTES 00 SECONDS WEST 208.76 FEET TO A IRON ROD BEING THE SOUTH WEST CORNER OF THIS LOT AND THE SOUTH EAST CORNER OF LOT 3 AS SHOWN ON AFOREMENTIONED PLAT OF RECORD; THENCE WITH A COMMON LINE OF THIS LOT AND LOT 3 NORTH 09 DEGREES 41 MINUTES 30 SECONDS WEST 440.15 FEET TO A IRON ROD; THENCE, NORTH 80 DEGREES 18 MINUTES 30 SECONDS EAST 170.00 FEET; THENCE, NORTH 09 DEGREES 41 MINUTES 30 SECONDS WEST 181.52 FEET TO THE POINT OF BEGINNING CONTAINING 99,324 S.F., OR 2.28 ACRES MORE OR LESS.

Being a portion of the same property conveyed to NORTH BROS., INC. by warranty deed from NATIONAL SERVICE INDUSTRIES, INC., recorded August 31, 1996, in Book 10262, Page 60[illegible], Register's Office for Davidson County, Tennesse.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

97 02/28 0101 03CHECK 1599.04

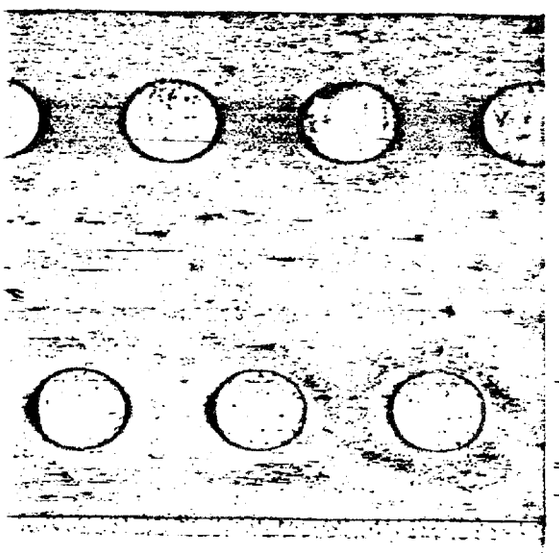
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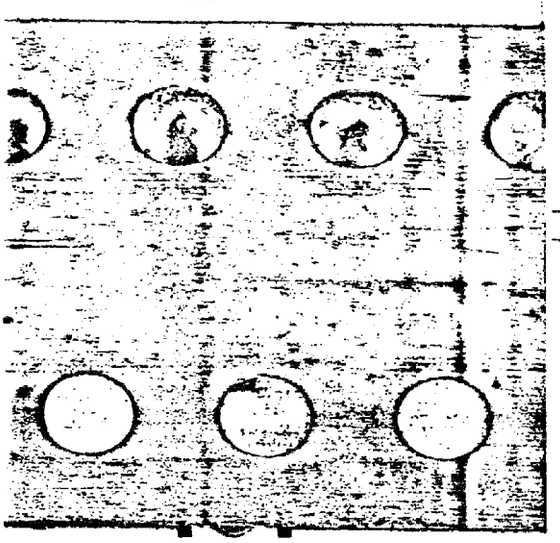
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

0277543

IDENTIFICATION REFERENCE





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

RECEIVED OF _____

FOR _____

BOOK 10364 PG 184

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 424875.00
CON TX 1572.04
PRFEE 1.00
WDEED 16.00
TOTAL 1589.04
CHECK 1589.04

02/28/97 01 14:58 0001 1238

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0277543
IDENTIF. & REFERENCE

97 FEB 28 PM 2:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122146