Box 36

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO: Emilie Duhl
Winston & Strawn
35 West Wacker
Chicago, Illinois 60601

BOOK 10874 PG 487

THIS INSTRUMENT PREPARED BY: Emilie Duhl
Winston & Strawn
35 West Wacker
Chicago, Illinois 60601

WARRANTY DEED

Name and Address of New Owner: Haldex UBS Corporation 10930 North Pomona Avenue Kansas City, Missouri 64153
Send Tax Bills To: Map/Parcel: 106-03-30.00 Haldex UBS Corporation 10930 North Pomona Avenue Kansas City, Missouri 64153
Street Address of Subject Property: 419 Spence Lane Nashville, Tennessee

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, UNITED BRAKE SYSTEMS INC., a Delaware corporation, successor to UBSA, Inc., a Delaware corporation, by virtue of a certificate of name change filed with the Secretary of State's office in Delaware on January 22, 1987, with its principal office at 10930 North Pomona Avenue, Kansas City, Missouri 64153, **"Grantor"**, has bargained and sold, and by these presents does transfer and convey unto HALDEX UBS CORPORATION, **"Grantee"**, a certain tract or parcel of land in Davidson **County, State of Tennessee**, more particularly described as follows;

See Exhibit A attached hereto and made a part hereof

Being the same property conveyed to United Brake Systems, Inc., formerly known as UBSA, Inc., a Delaware corporation, by Deed from Harrison R. Epperly and wife, Donnette Epperly, of record in Book 7423, page 358, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. Taxes and assessments for 1998 and subsequent years, a lien, but not yet due and payable.

2. Matters shown on Plan of record in Book 3842, page 36, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs 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, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 its hand this 2nd day of April, 1998.

UNITED ~~BRAKE~~ SYSTEMS, INC.
By: _____
Name: Edward D. Toole
Its: Vice President

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STATE OF New York]
COUNTY OF New York]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Edward A. Toole, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be the Vice President of United Brake Systems, Inc., the within named bargainor, and that as such Vice President, being authorized so to do, exected the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at 6:00 pm this 2nd day of April, 1998.

NOTARY PUBLIC
My commission expires:

KEVIN J. COOPER
Notary Public, State of New York
No. 02C05074472
Qualified in New York County
Commission Expires May 17, 1999

STATE OF New York]
COUNTY OF New York]

The actual consideration or value, whichever is greater, for this transfer is $206,649.15.

Affiant

Subscribed and sworn to before me, this the 2nd day of April, 1998.

NOTARY PUBLIC
My commission expires:

KEVIN J. COOPER
Notary Public, State of New York
No. 02C05074472
Qualified in New York County
Commission Expires May 17, 1999

Document Number: 306365.2

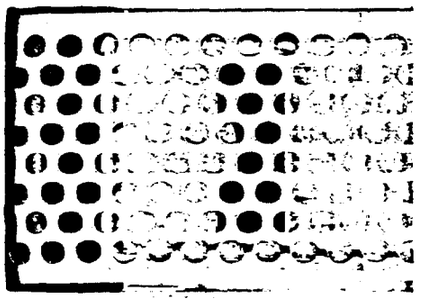
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EXHIBIT A

Land in the 4th Civil District of Davidson County, Tennessee, being Reserved Parcel "A" Spence Lane Industrial Subdivision, Section 2, of record in Book 3842, page 36, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to UBSA, Inc., a Delaware corporation, by Deed from Harrison R. Epperly and wife, Donnette Epperly, of record in Book 7423, page 358, Register's Office for Davidson County, Tennessee.

042138
IDENTIFICATION REFERENCE
98 APR -6 PM 2:05
DAVIDSON COUNTY, TN.
6399 04/06 0101 CASHIER



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

RECEIVED OF _____

FOR _____

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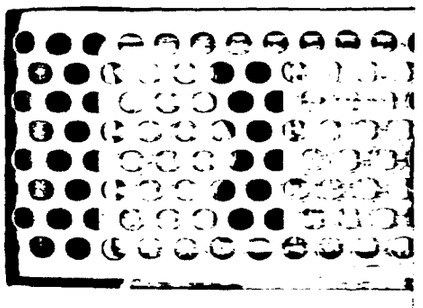
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CASH
206849.15
CON TX 734.60
PRFEE 1.00
MTEED 16.00
[illegible]
CHECK [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/06/98 01 14:05 0001 [illegible]



04221 38
IDENTIF. & REFERENCE
98 APR -6 PM 2:05
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1276641