THIS INSTRUMENT PREPARED BY:

BOOK 11012 PAGE 488

Charles G. Cornelius
511 Union Street, Suite 2700
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel #s:
Imperial Adhesives, Inc.	same	91-2-172
6315 Wiehe Road		91-2-173
Cincinnati, OH 45237		91-2-174

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor, **Temco Fireplace Products, Inc. (fka Temtex Products, Inc.)** has this day bargained and sold, and do hereby transfer and convey to Grantee, **Imperial Adhesives, Inc.,** its successors and assigns, all of its right, title and interest in and to certain real property, described as follows, to wit:

A tract of land lying in Nashville, Davidson County, Tennessee, being parcels 172, 173 and 174 on Tax Map 91-2 and also being all of lots 4, 6, and 8 of Block "A" on the plan of Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the southern margin of Centennial Boulevard and the eastern margin of 61st Avenue North;

(1) Thence with the southern margin of Centennial Boulevard, South 58°11'07" East, 149.85 feet to an iron pin;

(2) Thence, leaving said margin, South 31°55'10" West, 168.60 feet to an iron pin;

(3) Thence, North 57°59'53" West, 150.00 feet to an iron pin on the eastern margin of 61st Avenue North;

(4) Thence, with the eastern margin of 61st Avenue North, North 31°58'20" East, 168.11 feet to the point of beginning, containing 25,240.164 square feet or 0.579 acres more or less, by survey of Michael V. Holmes, Registered Land Surveyor No. 213, dated June, 1998.

The above described property was conveyed to Temco Fireplace Products, Inc. (fka Temtex Products Inc.), by deed from First American National Bank, Trustee, of record in Book 5684, page 581, Register's Office for Davidson County.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

Affiant

Sworn to and subscribed before me this 8th day of July 1998.

Notary Public

My Commission Expires: 9/18/99

CAROLYN MARIE CLARK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires 9/18/99

This is improved property known as 6100 Centennial Boulevard, Nashville, Davidson County, Tennessee 37201.

TO HAVE AND TO HOLD said real estate together with the appurtenances, estate, title, and interest thereto belonging to Grantees, its successors and assigns. Grantor covenants and bind itself to specially warrant and defend the title to said property to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. This conveyance is subject to property taxes for 1998 and all matters of record and as shown on Survey dated June, 1998 by Michael V. Holmes, Registered Land Surveyor No. 213.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 1st day of July, 1998.

TEMCO FIREPLACE PRODUCTS, INC (fka TEMTEX INDUSTRIES, INC.)

Jack Fahey

By: Jack Fahey, Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county aforementioned, personally appeared JACK FAHEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Vice-President of Temco Fireplace Products, Inc., the within named bargainor, a corporation, and that such vice president or officer as such, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President.

Witness my hand, at office, this 1st day of July, 1998.

CAROLYN MARIE CLARK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Carolyn Marie Clark
Notary Public
My Commission Expires: 9/18/99

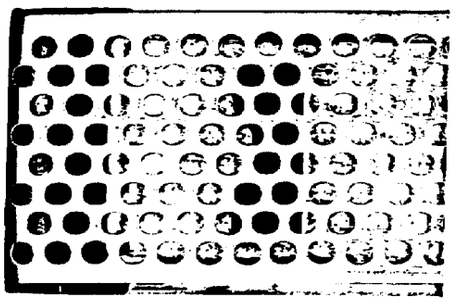
PICK-UP

98 JUL -8 PM 2:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0460124
IDENTIF. + REFERENCE

1.00 07/08 0101 03CHECK 196.00



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

RECEIVED OF _____

FOR _____

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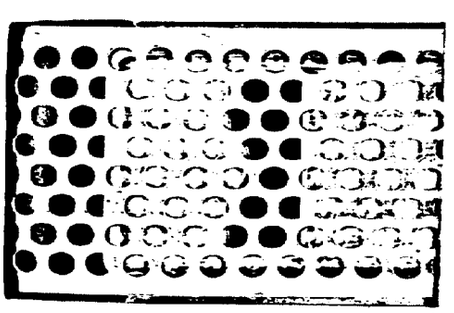
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	50000.00
CON TX	185.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	196.00
CHECK	196.00

07/08/98 01 14:29 0001 1039

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04601.24
IDENTIF. ↑ REFERENCE

98 JUL -8 PM 2:29

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1316773