Box 44

THIS INSTRUMENT PREPARED BY:
Robert A. Fuerst
Kohrman Jackson & Krantz P.L.L.
1375 East Ninth Street, 20th Floor
Cleveland, Ohio 44114

BOOK 11606 PAGE 420

WARRANTY DEED

Name & Address of New Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
Protech Investors, L.L.C. P.O. Box 933 Vancouver, Washington 98666	Same	175-135

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, S.K. WELLMAN CORP., a Delaware corporation ("Grantor"), has bargained and sold, and by these presents do transfer and convey unto PROTECH INVESTORS L.L.C., a Delaware limited liability company, ("Grantee"), Grantee's heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantee, Grantee's heirs, successors and assigns, forever.

STATE OF ~~Ohio~~) TENNESSEE
COUNTY OF ~~Cuyahoga~~) DAVIDSON

99 AUG -4 PM 3:29
REGISTER'S OFFICE
DAVIDSON COUNTY, TH.

The actual consideration or fair market value, whichever is greater, for this transfer is $1,700,000.

AFFIANT:

PROTECH INVESTORS, L.L.C.

By: Paul Logan / per TW with permission
Title: Chief Manager

Subscribed and sworn to before me this the 4th day of April, 1999

Notary Public

My Commission expires: 4/27/99

0620509
IDENTIF. & REFERENCE

99 AUG -4 0101 03CHECK 6305-00 $20.00

This is improved property located at 1717 Heil Quaker Boulevard, Lavergne, Tennessee.

And Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except zoning ordinances, easements and restrictions of record and real estate taxes for 1999, which have been prorated between Grantor and Grantee as of this date.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the Property to said Grantee, it's heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 22ND day of July, 1999.

S.K. WELLMAN CORP.

By: Thomas A. Gilbride
Vice President - Finance

STATE OF OHIO)
COUNTY OF CUYAHOGA)

Personally appeared before me, Cheryl Stylges, a Notary Public in and for the County and State aforesaid, personally appeared Thomas A. Gilbride, 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-Finance of the within named bargainor, a Delaware corporation, and that he as such Vice President - Finance, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation as such Vice President - Finance.

WITNESS my hand and seal at office in Cleveland, Ohio, this 22ND day of July, 1999.

NOTARY PUBLIC

My Commission expires: July 5, 2004

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EXHIBIT A

The land referred to in this commitment is described as follows:

Land in Nashville, Second Civil District, Twenty-Ninth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Heil Quaker Boulevard, being Lot No. 1 as shown on the Plan of Section 23, Interchange City Industrial Park, of record in Book 5210, page 137, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Heil Quaker Boulevard, said point being South 04 deg. 15 min. West, 715.43 feet from the centerline of Teledyne Place as measured along said westerly right-of-way line as such westerly right-of-way is extended to intersect with the centerline of Teledyne Place; thence with said westerly right-of-way line, South 04 deg. 15 min. West 592.76 feet to an iron pin; thence, leaving said westerly right-of-way line with the northerly right-of-way line of a proposed roadway with a curve to the right 39.27 feet to an iron pin, said curve having a central angle of 90 deg. 00 min. 00 sec., a radius of 25.00 feet, a tangent of 25.00 feet, and a chord of South 49 deg. 15 min. 00 sec. West, 35.36 feet; thence, continuing with said northerly right-of-way line, North 85 deg. 45 min. West, 700.61 feet to an iron pin; thence leaving said northerly right-of-way line, North 04 deg. 15 min. East, 617.76 feet to a point; thence, South 85 deg. 45 min. East, 725.61 feet to the point of beginning, containing 448,109 square feet, or 10.287 acres, as shown on survey dated December 21, 1992, by William c. Watson, Tenn. Lic. No. 147, last revised January 8, 1993.

Being the same proeprty conveyed to S.K. Wellman Corp., a Delaware corporation, by Quitclaim Deed from S.K. Wellman Corp. (f/k/a S.K.W. Acquisition Corporation) a Michigan corporation, of record in Book 9891, page 935, Register's Office for Davidson County, Tennessee.

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

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11606 PAGE 423

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

99 AUG -4 PM 3:29
REGISTER
DAVIDSON COUNTY, TN.

0620509
IDENTIF. ↑ REFERENCE

CAMT	1700000.00
CON TX	6290.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	6305.00
CHECK	6305.00

08/04/99 01 15:35 0001 2022

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500229