Davidson County DEEDQC
Recvd: 10/02/02 13:31 6pgs
Fees:32.00 Taxes:0.00
20021002-0119967

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (JST)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
International Paint, Inc. 7 Livingstone Avenue Dobbs Ferry, NY 10522-3408	SAME	Map 105-08, Parcels 212, 213, 214, 215, 216, 266 and 268 Map 106-05, Parcel 164

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FERRO CORPORATION, an Ohio corporation (the "Grantor") hereby quitclaims and conveys to INTERNATIONAL PAINT, INC., a Kentucky corporation (the "Grantee"), and its successors and assigns, all of Grantor's right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described as follows:

Tract I:

BEING a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of Culvert Street and the westerly margin of Woodycrest Avenue, being more particularly described as follows:

BEGINNING at a concrete monument in the southerly margin of Culvert Street at the northwest corner of herein described parcel, said monument being westerly 870 feet, more or less from the west margin of Lester Avenue;

THENCE, S 82° 01' 14" E, 918.72 feet along the southerly margin of Culvert Street to an iron pin;

THENCE, with the terminus of Culvert Street, N 09° 23' 05" E, 43.23 feet to an iron pin in the easterly margin of Lester Avenue;

THENCE, leaving Lester Avenue with the southerly line of King Pipeline & Utility Company, Inc., of record in Deed Book 8510, Page 67, R.O.D.C., being Lot No. 2 of Jimmy Allen's

Property of record in Plat Book 6200, Page 172, R.O.D.C., S 83° 23' 48" E, 238.34 feet to an iron pin;

THENCE, with the line between Lots 1 and 2 of Allen Property Plat, N 03° 17' 02" E, 19.54 feet to an iron pin;

THENCE, with the southerly line of Lot No. 1 in the name of Julian B. Baker of record in Deed Book 11146, Page 658, R.O.D.C. and a curve concave to the south having a central angle of 06° 57' 17", a radius of 2050.00 feet and a chord of N 78° 58' 10" E, 248.68 feet for an arc length of 248.83 feet to an iron pin;

THENCE, S 12° 39' 56" E, 50.00 feet to an iron pin;

THENCE, with a curve concave to the south having a central angle of 08° 09' 02", a radius of 2000.00 feet and a chord of N 83° 45' 17" E, 284.27 feet for an arc length of 284.50 feet to an iron pin in the westerly margin of Woodycrest Avenue;

THENCE, with said margin, S 42° 41' 39" E, 79.55 feet to an iron pin;

THENCE, leaving said margin with the northerly line of Nashville RDC Company of record in Deed Book 7218, Page 855, R.O.D.C., S 88° 29' 23" W, 29.35 feet to an iron pin;

THENCE, with a curve concave to the south having a central angle of 03° 02' 55", a radius of 1940.00 feet and a chord of S 86° 57' 55" W, 103.21 feet for an arc length of 103.22 feet to an iron pin;

THENCE, S 06° 41' 59" W, 20.28 feet to an iron pin;

THENCE, S 82° 40' 34" W, 229.66 feet to an iron pin;

THENCE, S 80° 57' 09" W, 29.89 feet to a concrete monument;

THENCE, S 05° 11' 07" E, 303.83 feet to an iron pin;

THENCE, with the northerly margin of CSX Transportation Railroad the following calls:

N 84° 13' 03" W, 257.79 feet to an iron pin,
S 85° 56' 34" W, 392.65 feet to an iron pin,
N 88° 21' 26" W, 234.02 feet to an iron pin,
N 85° 49' 23" W, 162.86 feet to an iron pin,
N 00° 18' 50" W, 21.55 feet to an iron pin,
with a curve concave to the north having a central angle of 13° 47' 02", a radius of 1650.00 feet and a chord of N 80° 34' 13" W, 395.99 feet for an arc length of 396.95 feet to an iron pin;

THENCE, leaving said railroad with the easterly line of John Steinhouse of record in Deed Book 7027, Page 167, R.O.D.C., N 07° 59' 49" E, 385.02 feet to the point of beginning.

TRACT I DEED REFERENCES:

(1) Deed to Ferro Enamel Corporation, an Ohio corporation (subsequently renamed "Ferro Corporation"), from The Nashville, Chattanooga & St. Louis Railway, a Tennessee corporation, of record in Book 1300, page 619, Register's Office for Davidson County, Tennessee.

(2) Deed to Ferro Enamel Corporation, an Ohio corporation (subsequently renamed "Ferro Corporation") from T.C. Campbell of record in Book 2031, page 406, Register's Office for Davidson County, Tennessee.

(3) Deed to Ferro Corporation, an Ohio corporation, from CSX Transportation, Inc., a Virginia corporation, of record in Deed Book 10890, page 683, Register's Office for Davidson County, Tennessee.

(4) Deed to Ferro Corporation, an Ohio corporation, from The Tennessee Property Company, a Tennessee corporation, of record in Book 2104, page 391, Register's Office for Davidson County, Tennessee.

TOGETHER WITH a non-exclusive right and easement to and from Woodycrest Avenue retained in the deed from Ferro Corporation, an Ohio corporation, to Nashville RDC Co., a Tennessee general partnership, in Book 7218, page 855, Register's Office for Davidson County, Tennessee.

William C. Cockrill, Tenn. RLS No. 1401, Barge Waggoner Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, prepared the boundary survey from which the description of Tract I was prepared.

Tract II:

BEING two parcels of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the northwest quadrant of the intersection of Culvert Street and Geyser Street being Lots 30 through 34 as shown on the plan of Guilford Dudley's Addition to Nashville of record in Plat Book 332, Page 73, R.O.D.C., and being more particularly described as follows:

Parcel One of Tract II (Lots 32, 33 and 34):

BEGINNING at an iron pin at the intersection of the northerly margin of Culvert Street with the westerly margin of Geyser Street;

THENCE, with said northerly margin, N 82° 01' 14" W, 125.56 feet to an iron pin;

THENCE, leaving said margin with the east margin of a 12-foot unimproved alley N 02° 33' 34" E, 155.48 feet to an iron pin;

THENCE, leaving said alley with the south line of Anthony Buchanan of record in Instrument No. 2001021614822, S 86° 57' 46" E, 125.00 feet to an iron pin in the west margin of Geyser Street;

THENCE, with said margin, S 02° 33' 34" W, 166.30 feet to the point of beginning.

Parcel Two of Tract II (Lots 30 and 31):

BEGINNING at an iron pin in the northerly margin of Culvert Street in the westerly margin of the first alley west of Geyser Street;

THENCE, with the northerly margin of Culvert Street, N 82° 01' 14" W, 125.00 feet to an iron pin;

THENCE, leaving Culvert Street with the east line of Richard Perkerson, Jr., of record in Book 10168, Page 932, R.O.D.C., N 02° 33' 34" E, 147.00 feet to an iron pin;

THENCE, with the southerly margin of 10-Foot Alley No. 2086, S 87° 15' 11" E, 124.44 feet to an iron pin;

THENCE, with the west margin of a 12-foot unimproved alley, S 02° 33' 34" W, 158.40 feet to the point of beginning.

TRACT II DEED REFERENCE: Deed to Ferro Corporation, an Ohio corporation, from Nashville RDC, a partnership composed of H. Steven George and Fred R. Keith, Jr., of record in Book 7218, page 851, Register's Office for Davidson County, Tennessee.

William C. Cockrill, Tenn. RLS No. 1401, Barge Waggoner Sumner & Cannon, Inc., 211 Commerce Street, Suite 600, Nashville, Tennessee 37201, prepared the boundary survey from which the descriptions of Tract II were prepared.

This conveyance is made without warranty of any kind, and subject to all matters affecting title to the property.

A portion of Tract I is improved property known as 20 Culvert Street, Nashville, Tennessee, and the remainder is unimproved property located on Woodycrest Avenue and Culvert Street, Nashville, Tennessee. Tract II is unimproved property located on Culvert and Geyser Streets, Nashville, Tennessee.

IN WITNESS WHEREOF, the undersigned Grantor has caused this instrument to be executed this 30th day of September, 2002.

FERRO CORPORATION

By: Millicent W. Pitts
Millicent W. Pitts, Vice President

STATE OF OHIO)

COUNTY OF CUYAHOGA)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $ -0-.

Affiant

Sworn to and subscribed before me this 30th day of September, 2002.

Notary Public

My Commission Expires:

CLAUDIA J. TALLER, Notary Public
State of Ohio
My Commission Expires Apr. 20, 2004

STATE OF OHIO)

COUNTY OF CUYAHOGA)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Millicent W. Pitts, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Vice President of Ferro Corporation, a corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 30th day of September, 2002.

Claudia J. Taller

Notary Public

My Commission Expires:

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CLAUDIA J. TALLER, Notary Public
State of Ohio
My Commission Expires Apr. 20, 2004