OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

STATE OF MICHIGAN
COUNTY OF KENT
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,660,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF JANUARY, 2003

NOTARY PUBLIC

My Commission expires: 8/14/2005

CINDY LOU LYNEMA
Notary Public, Allegan County, Michigan
Acting in Kent County, Michigan
My Commission Expires: August 14, 2005

THIS INSTRUMENT PREPARED BY R. Kirkland Moser 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
American Appliance Products, Inc., a Tennessee corporation	American Appliance Products, Inc., a Delaware corporation	Map:34-15 Parcel:16
(NAME) 1299 Campbell Rd.	(NAME) 3501 S. Tulsa	Map: 34-15 Parcel: 17
(ADDRESS) Marion OH 43302	(ADDRESS) Fort Smith AR 72903	Map: 34-15 Parcel: 20
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 02120217

Warranty Deed

For and in Consideration Of the sum of $1,660,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

AMERICAN APPLIANCE PRODUCTS, INC., A TENNESSEE CORPORATION

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

AMERICAN APPLIANCE PRODUCTS, INC., A DELAWARE CORPORATION

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

This is improved property known as 1129 MYATT BOULEVARD, Nashville, Tennessee 37115

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their 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.

Davidson County DEEDWARR
Recvd: 01/21/03 10:23 3pgs
Fees:18.00 Taxes:6142.00

20030121-0008065

Witness our hands this 17 day of January, 2003

AMERICAN APPLIANCE PRODUCTS, INC., A TENNESSEE CORPORATION

By: Jon C. Sisler
Its President

STATE OF MICHIGAN

COUNTY OF KENT

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Jon C. Sisler with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged herself/himself to be the President of AMERICAN APPLIANCE PRODUCTS, INC., A TENNESSEE CORPORATION, the within named bargainor, a corporation (or partnership), and that he/she, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation (or partnership) by herself/himself as such officer (or partner).

Witness my hand and official seal at office this 17th day of January, 2003.

Cindy Lou Lynema
NOTARY PUBLIC

My Commission expires:
8/14/2005

CINDY LOU LYNEMA
Notary Public, Allegan County, Michigan
Acting in Kent County, Michigan
My Commission Expires: August 14, 2005

Exhibit "A" Attachment

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOTS 14, 15, 16, 17, 18, AND 19 OF RIVERGATE INDUSTRIAL PARK, SECTION TWO, OF RECORD IN PLAT BOOK 6900, PAGE 239, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON ROD IN THE NORTHERLY RIGHT-OF-WAY LINE OF MYATT BOULEVARD AT A CORNER COMMON WITH THE PROPERTY OF ONYX INDUSTRIAL SERVICES, INC., OF RECORD IN INSTRUMENT NUMBER 20010216-0015149, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF MYATT BOULEVARD FOR THE FOLLOWING THREE CALLS:

WITH A CURVE TO THE LEFT HAVING A RADIUS OF 75.00 FEET, A CURVE LENGTH OF 139.22 FEET, A CENTRAL ANGLE OF 106 DEG 21 MIN 11 SEC, A CHORD OF SOUTH 72 DEG 55 MIN 20 SEC WEST, 120.07 FEET TO AN EXISTING IRON ROD,

WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET, A CURVE LENGTH OF 28.88 FEET, A CENTRAL ANGLE OF 55 DEG 09 MIN 00 SEC, A CHORD OF SOUTH 47 DEG 19 MIN 15 SEC WEST, 27.77 FEET TO AN EXISTING IRON ROD,

SOUTH 74 DEG 53 MIN 45 SEC WEST, 403.83 FEET TO AN EXISTING IRON ROD AT A CORNER COMMON WITH THE PROPERTY OF MICHAEL T. PRICE ET UX, OF RECORD IN DEED BOOK 8604, PAGE 736, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF MYATT BOULEVARD WITH THE EASTERLY PROPERTY LINE OF MICHAEL T. PRICE ET UX, NORTH 15 DEG 06 MIN 15 SEC WEST, 326.99 FEET TO AN EXISTING IRON ROD IN THE SOUTHERLY PROPERTY LINE OF FLEMING & WILKINSON PROPERTIES OF RECORD IN DEED BOOK 8723, PAGE 615 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE;

THENCE NORTH 78 DEG 20 MIN 00 SEC EAST, 870.72 FEET TO AN EXISTING IRON ROD IN THE SOUTHERLY PROPERTY LINE OF FREUDENBERG NONWOVENS LTD. PARTNERSHIP, OF RECORD IN DEED BOOK 10400, PAGE 317 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE ALSO BEING A CORNER COMMON WITH SAID ONYX INDUSTRIAL SERVICES, INC.;

THENCE WITH THE WESTERLY PROPERTY LINE OF SAID ONYX INDUSTRIAL SERVICES, INC., SOUTH 36 DEG 06 MIN 09 SEC WEST, 411.47 FEET TO THE POINT OF BEGINNING CONTAINING 210,322 SQUARE FEET OR 4.828 ACRES MORE OR LESS;

BEING THE SAME PROPERTY CONVEYED TO AMERICA APPLIANCE PRODUCTS, INC., OF RECORD IN INSTRUMENT NUMBER 20010703-0070701 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.