Box 28A

03110166

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

Davidson County DEEDWARR
Recvd: 02/24/04 10:28 3pgs
Fees:18.00 Taxes:5735.00
20040224-0020666

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,550,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF February, 2004

NOTARY PUBLIC

My Commission expires:

JO ANN SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
HENDRICKS COMMERCIAL PROPERTIES LLC	SAME	Map: 107-1-13 Parcel:
(NAME) 655 THIRD ST. STE 301	(NAME) 655 THIRD ST. STE 301	Map: Parcel:
(ADDRESS) BELOIT, WI 53511	(ADDRESS) BELOIT, WI 53511	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged,

GIBSON GUITAR CORP., A DELAWARE CORPORATION

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

HENDRICKS COMMERICAL PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY

hereinafter called the GRANTEE, 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 located at 1818 Elm Hill Pike, Nashville, Tennessee.

THIS CONVEYANCE SUBJECT TO THE FOLLOWING:

1. Davidson County taxes for 2004, a lien, but not yet due and payable.
2. Easements for TVA transmission lines conveyed to the Tennessee Power Company, predecessor to the Tennessee Valley Authority by instruments of record in Book 437, pages 28 and 49, said Register's Office.
3. Right of Way Easement to Colonial Pipeline Company of record in Book 3673, page 81, said Register's Office.
4. Right of Way Easement to Colonial Pipeline Company of record in Book 4947, page 573, said Register's Office.
5. All matters as shown on the Plan of record in Book 4300, page 12, said Register's Office

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.
Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 19th day of February, 2004.

GIBSON GUITAR CORP.

BY: ANTHONY F. CRUDELE, CFO

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Anthony F. Crudele with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Chief Financial Officer of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office this 19th day of February, 2004

Notary Public

My Commission expires: 11/24/07

A. CHLOE McGOOGIN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires November 24, 2007

EXHIBIT A

D E S C R I P T I O N

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located in the westerly side of Elm Hill Pike, being Lot No. 20 as shown on the plan of Revised Sections 12 and 15, Metropolitan Industrial Park, as of record in Book 4300, page 12, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the westerly margin of Elm Hill Pike, said point being 405 feet, more or less, from the centerline of Elm Tree Drive, as measured along said westerly margin, said point also being the southeasterly corner of the herein-described parcel; thence, leaving said westerly margin with the northerly margin of the property conveyed to Shoney's Inc., by deed of record in Book 5274, page 767, R.O.D.C., N 51° 32' W, 271.62 feet to a point; thence, continuing with said northerly line, S 79° 00' W, 182.43 feet to a point in the easterly margin of Elm Tree Drive; thence, with said easterly margin the following calls: N 11° 00' W, 13.53 feet to a point; With a curve to the right 322.33 feet to a point, said curve having a central angle of 32° 24', a radius of 570.00 feet, a tangent of 165.60 feet and a chord of N 05° 12' E, 318.05 feet; North 21° 24' E, 254.87 feet to a point; thence, leaving said easterly margin with the southerly line of property conveyed to R. C. Mathews, Contractor, by deed of record in Book 5148, page 367, R.O.D.C., S 68° 36' E, 250.43 feet to a point in the westerly line of the property conveyed to Tennessee Harland Company, Inc., by deed of record in Book 4220, page 784, R.O.D.C.; thence, with said westerly line, S 21° 27' W, 165.53 feet to a point; thence, with the southerly line of said Tennessee Harland Company property, S 70° 46' E, 300.00 feet to a point in the westerly margin of Elm Hill Pike; thence, with said westerly margin, S 21° 27' W, 131.79 feet to a point; thence, continuing with said westerly margin with a curve to the right 271.73 feet to the point of beginning, said curve having a central angle of 17° 01', a radius of 914.93 feet, a tangent of 136.87 feet, and a chord of S 29° 57' 30" W, 270.73 feet; containing 229,886 square feet, or 5.28 acres, more or less.

Being the same property conveyed to Gibson Guitar Corp., a Delaware corporation, by deeds from Sterling Engineered Products Inc., a Delaware corporation, of record in Book 8494, page 388 and 392, said Register's Office.