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W.R

THIS INSTRUMENT PREPARED BY:
John W. Stone, III
WHITE & REASOR, PLC
Two American Center, Suite 1150
3102 West End Avenue
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 06/01/05 12:13 3 pg
Fees:18.00 Taxes:5550.00
20050601-0061642

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel No.:
Majig, Ltd. 2151 Industrial Drive Findlay, OH 45840 Attn: Michael J. Gardner	New Owner	44-32; 44-38, 4D-92666

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of TEN and NO/100 DOLLARS ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, BCE INVESTMENT COMPANY, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto MAJIG, LTD., doing business in the State of Tennessee as Majig, Ltd., LLC, an Ohio limited liability company ("Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Parcel 1:

A TRACT OF LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of Brown Manufacturing, as shown on plat of record in Plat Book 9700, page 809, Register's Office of Davidson County, Tennessee, to which plat reference is here made for a complete description thereof, and being Parcel 32 on Tax Map 44.

Parcel 2:

Land in Davidson County, Tennessee, being Lot No. 2 of the Resubdivision of Brown Manufacturing, of record in Plat Book 6900, page 597, Register's Office for Davidson County, Tennessee to which plat reference is here made for a complete description thereof.

BEING the same property conveyed to BCE Investment Company, by deed of record in Book A, page _____, Register's Office for Davidson County, Tennessee.
A 20050601 0061641

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns, forever.

Grantor binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise; provided, however, that this conveyance is subject to the following:

1. Taxes for the year 2005, a lien, which are not yet due and payable, but which have been prorated and assumed by Grantee;

2. Rights of parties in possession under unrecorded leases;

3. Easement(s) to Nashville Gas and Heating Company, as set forth in instrument recorded in Book 2137, page 378, said Register's Office;

4. Reservation for 10-foot right of way and easement for one-inch water line in deed from Exxon Corporation to Old Hickory Assembly of God recorded in Book 5223, page 11, said Register's Office;

5. Easements as retained in deed recorded in Book 7486, page 424, said Register's Office; and

6. All matters shown on plat recorded in Book 9700, page 809, and in Book 6900, page 597, said Register's Office.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this the 27th day of May, 2005.

"GRANTOR"

BCE INVESTMENT COMPANY,
a Tennessee corporation

By: _____

Title: C.F.O.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John W. Stone, III, a Notary Public for the State and County aforesaid, Thomas A. Evans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the C.F.O. of BCE Investment Company and is authorized by BCE Investment Company to execute this instrument on behalf of BCE Investment Company.

Witness my hand, at office, this 27th day of May, 2005.

Notary Public

My commission expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is One Million Five Hundred Thousand and No/100 Dollars ($1,500,000.00).

AFFIANT

SUBSCRIBED and sworn to before me, this 27th day of May, 2005.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 27, 2007