This Instrument Was Prepared By:

KIRK C. WAITE, ATTORNEY
7100 EXECUTIVE CENTER DR., #101
BRENTWOOD, TENNESSEE 37027

STATE OF LOUISIANA)
PARISH OF CALCASIEU)

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Vesta Halay Johnston
Affiant

Subscribed and sworn to before me, this 27th day of April, 2006.

Notary Public, I.D. # 29455

My Commission Expires: At Death

Davidson County DEEDWARR
Recvd: 10/17/06 08:28 3 pgs
Fees:18.00 Taxes:1054.50
20061017-0128470

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers
Bates Family Partnership c/o Mr. Walter T. Bates 1495 Lewisburg Pike Franklin, Tennessee 37069	Nashville Rubber & Gasket Company, Inc. 1900 Elm Tree Dr. Nashville, Tennessee 37210	95-13 Parcel 12

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Halay Investment Company, LLC, a Louisiana

Limited Liability Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bates Family Partnership, hereinafter called the Grantee, its successors and assigns, its thirty (30%) percent ownership as tenant in common in a certain parcel of land in Davidson County, Tennessee, described as follows:

> Being an undivided interest in land, Being Lots Nos. 9 and 9-A on the Plan of Metropolitan Industrial Park Resubdivision of Section 7, as of record in Book 3842, page 256, and re-recorded in Book 4470, page 155, Register's Office for said County, described as follows:
>
> Beginning at the common corner of Lots Nos. 9-A and 17 in the northerly margin of Elm Tree Drive; thence with the margin of said Drive, westerly 239.20 feet to a point in the beginning of a curve; thence around said curve, northwesterly 82.89 feet to a point in the easterly margin of Appleton Drive; thence with the margin of the same; northerly 257.88 feet to a point; thence leaving said Drive, easterly 300 feet to the common rear corner of Lots Nos. 9-A and 17; southerly 270 feet to the beginning.
>
> Being the same property conveyed to Walter T. Bates, et al, from James M. Fischer, Jr., of record in Book 4994, page 70, Register's Office for said County, and also being the name same property conveyed to Janice Jo Bates, now Toulon, by deed form Walter T. Bates of record in Book 5105, page 298, Register's Office of said County and being the same Ten (10%) percent interest in said property conveyed by Robert E. Davis, JR. by Quitclaim Deed to Kirk C. Waite, Trustee if record in Book 5753, page 983 RODC, the said Kirk C. Waite, Trustee conveyed said Ten (10%) percent interest in said property to Nashville Rubber & Gasket Company, Inc. of record in Book 7579, page 224 RODC; and being the same Ten (10%) percent interest in said property conveyed by Nashville Rubber & Gasket Company, Inc. to Arthur Travis Bates of record in Instrument No. 20060208-0015822, RODC. Michael Halay and wife, Dorothy Halay, conveyed Michael Halay's thirty (30%) percent interest to Halay Investment Company, LLC, by deed of record as instrument #20060428-0049097, RODC.

Information provided by the parties. No title search has been performed and no insurance is afforded.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as

otherwise herein set out; Grantor does further covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of April, 2006.

HALAY INVESTMENT COMPANY, LLC

By: Vesta Halay Johnston
Name: Vesta Halay Johnston
Title: Member + Manager

STATE OF LOUISIANA)

PARISH OF CALCASIEU)

Personally appeared before me, the undersigned, a Notary Public in and for said parish and state, Vesta Halay Johnston, the Member and Manager for Halay Investment Company, LLC, with whom I am personally acquainted, and who acknowledged that he/she, as such Member and Manager of the Halay Investment Company, LLC, being so authorized, executed the within instrument for the purposes therein contained.

Witness my hand, at Lake Charles, Louisiana, this 27th day of April, 2006.

NOTARY PUBLIC
NOTARY I.D. #: 29456

JOE LANE LEMOINE NOTARY PUBLIC CALCASIEU PARISH, LA.

My Commission Expires: At Death