Davidson County DEEDWARR
Recvd: 02/05/08 08:53 4 pgs
Fees:23.00 Taxes:8695.00
20080205-0011794

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Esq.
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20957-6
Davidson County Box
14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
J.P. Lowe 776 Melrose Avenue Nashville, TN 37211	New Owner	Map 175 Parcel 150

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, MELLING TOOL, CO., a Michigan corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto J.P. LOWE, as to an undivided one-third interest, WHITSON LOWE, as to an undivided one-third interest, and DOUGLAS STANDIFER, as to an undivided one-third interest, as tenants in common, hereinafter the Grantees, their heirs and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Lot 4 on the Plan of Section Four Jackson Business Park Subdivision, of record in Book 5200, Page 693, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Melling Tool Co., a Michigan corporation, by Special Warranty Deed from Jackson Business Park Associates of record in Book 6213, Page 593, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 3041 Owen Drive, Antioch, Tennessee 37013.

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; and Grantor covenants with the said Grantees that he 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 set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized representatives this 01 day of February, 2008.

MELLING TOOL CO.
a Michigan corporation

By: _____
Mark Melling, President

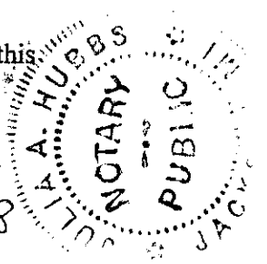
By: _____
Thomas C. Evanson, Secretary

STATE OF MICHIGAN
COUNTY OF Jackson

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Mark Melling with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Melling Tool Co., a Michigan corporation, and who further acknowledged that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as President for the said corporation.

WITNESS my hand and official seal at 2620 Saradan, Jackson, MI, this 1ST day of February 2008.

Julia A. Hubbs
Notary Public
My commission expires: June 3, 2008

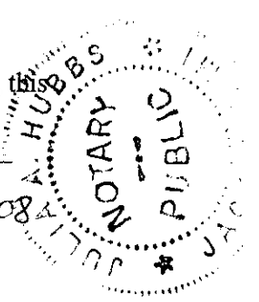


STATE OF MICHIGAN
COUNTY OF JACKSON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Thomas C. Evanson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Secretary of Melling Tool Co., a Michigan corporation, and who further acknowledged that he, as such Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing as Secretary for the said corporation.

WITNESS my hand and official seal at 2620 Saradan, Jackson, MI, this 1ST day of February 2008.

Julia A. Hubbs
Notary Public
My commission expires: June 3, 2008



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,350,000.00

Affiant

Subscribed and sworn to before me this
1 day of February 2008.

Notary Public

My commission expires 3/7/2011

JENNIFER L. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
Permitted Encumbrances

(a) Taxes for the year 2008 and subsequent years, not yet due and payable, said taxes having been prorated and assumed by the Grantees.

(b) Matters shown on the Plan of record in Book 5200, Page 693, Register's Office for Davidson County, Tennessee.

(c) Declaration of Protective Covenants for Jackson Business Park, including but not limited to assessments, special assessments, charges and liens, contained in instrument of record in Book 6060, Page 449, said Register's Office.

(d) Lack of ingress and egress to and from controlled Interstate Highway 24.

(e) Matters shown on the survey of Lot 4, Section Four, Jackson Business Park Subdivision, by Cherry Land Surveying, Inc., R. Scot Cherry, R.L.S. #1512, dated October 30, 2007 and last revised January 28, 2008, as Job Number 07250BB.