Address of New Owner:	Map-Parcel Numbers:	Send Tax Bills to:
Clopay Plastic Products, Company, Inc. 8585 Duke Boulevard Mason, OH 45040	Map 134 Parcel 175.00	Clopay Plastic Products, Company, Inc. 8585 Duke Boulevard Mason, OH 45040
This instrument prepared by: Andrew J. Weprin Dechert LLP 1095 Avenue of the Americas New York, NY 10036-6797		Return to:

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SUNTRUST EQUITY FUNDING, LLC**, a Delaware limited liability company (successor-in-interest by means of merger with Atlantic Equity Partners, Ltd.) ("Grantor") has bargained and sold, and by these presents bargains, sells, confirms, transfers, and conveys to **CLOPAY PLASTIC PRODUCTS COMPANY, INC**, a Delaware corporation, its successors and/or assigns ("Grantee") the following described premises, with the hereditaments, easements, rights, and appurtenances thereto appertaining, to-wit:

> Situate in Davidson County, State of Tennessee, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TOGETHER WITH all buildings, structures and improvements (including, without limitation, all footings and foundations, columns, piles, fixtures, and other installations) situated thereon, all property affixed thereto, and all right, title, and interest of Grantor in and to adjacent streets, alleys, and rights-of-way, subject to the encumbrances described in Exhibit B and Exhibit B-I attached hereto and made a part hereof (the "Permitted Encumbrances").

[Remainder of page intentionally blank.]

Davidson County DEEDWARR
Recvd: 07/07/08 10:42 4 pgs
Fees:23.00 Taxes:19610.00
20080707-0069600

STATE OF GA
COUNTY OF Fulton

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 5,300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 23rd day of June, 2008.

Notary Public
My Commission Expires:

SARAH HUGHES NOTARY PUBLIC DeKalb County

SARAH HUGHES
Notary Public
Dekalb County
State of Georgia
My Commission Expires Dec 16, 2008

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever.

Real estate taxes for the current year have been prorated between the parties.

This is improved property, known as 417 & 463 Harding Industrial Drive, Nashville, County, Tennessee.

Grantor, for itself, its representatives, successors and assigns does hereby covenant with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except for the Permitted Encumbrances. Grantor, for itself, its representatives, successors and assigns does hereby further covenant with Grantee that Grantor is lawfully seized in fee simple of the Property; that Grantor has full power, authority and right to convey the same; that Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomever claiming by, through or under Grantor but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed the 23rd day of June, 2008.

SUNTRUST EQUITY FUNDING, LLC,
a Delaware limited liability company

By:
Name: Paul Severn
Title: Manager

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED ON EXHIBIT A ATTACHED HERETO. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF GEORGIA

: ss:

COUNTY OF FULTON

On this 23rd day of June, 2008, before me appeared Paul Severn known to me as Manager of SunTrust Equity Funding, LLC, a Delaware limited liability Co, duly authorized to execute the attached instrument on behalf of SunTrust Equity Funding, LLC. He/she acknowledged that signing the document was a free and voluntary act and deed, and that he or she was authorized to execute the document.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the date stated above.

Notary Public
My Commission Expires: _____

SARAH HUGHES NOTARY PUBLIC Dekalb County GA

SARAH HUGHES
Notary Public
Dekalb County
State of Georgia
My Commission Expires Dec 16, 2008

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990-5160 3

Exhibit "A"

Being land in Nashville, First Civil District, Twenty-Eighth Councilmanic District, Davidson County, Tennessee, located southwesterly of Harding Industrial Drive and northwesterly of Harding Place, being Lot 3 as shown on the plan of Harding Industrial Park, Section Three, as of record in Book 4300, Page 160, Register's Office Davidson County, Tennessee, being a portion of the same property conveyed to First Industrial, L.P., by deed of record in Deed Book 10805, Page 555, R.O.D.C., and being more particularly described as follows:

BEGINNING at an iron pin in the southerly right-of-way line of Harding Industrial Drive, said iron pin being westerly 896 feet more or less from the westerly right-of-way line of Harding Place;

THENCE, leaving said southerly right-of-way line with westerly line of Harding Business Park as of record in Book 6386, Page 167, R.O.D.C., S 39° 00′ W, 450.02 feet to an iron pin in the northerly right-of-way line of the CSX Transportation Railroad;

THENCE, with said right-of-way line W 51° 00′ W, 1,271.75 feet to a concrete monument in the southeasterly corner of Lot 1 as shown on the plan of Trend Industrial Park, Section One, as of record in Book 4675, Page 56, R.O.D.C.;

THENCE, with the southeasterly line of said Lot 1 the following calls:

N 38° 17′ 40″ E, 105.00 feet;
N 15° 14′ 01″ E, 343.73 to the southerly line of Harding Industrial Drive (60′ right-of-way);

THENCE, with said right-of-way the following calls:

With a curve to the right 223.55 feet to an iron pin, said curve having a central angle of 15° 39′ 24″, a radius of 820.65 feet, a tangent of 112.83 feet and a chord of S 58° 49′ 41″ E, 223.55 feet;
S 51° 00′ E, 1,190.10 feet to the Point of Beginning.

Containing 596,603 square feet or 13.70 acres more or less.

Being the same property conveyed to SunTrust Equity Funding, LLC by deeds from First Industrial, L.P., of record as Instrument Nos. 20031001-0144957 and 20031001-0144958, Register's Office for Davidson County, Tennessee.