This instrument prepared by:
Yale K. Riley
Chicago Title Insurance Company
725 Cool Springs Blvd.
Suite 160
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20090082442 DEEDWARR
Recvd: 12/07/09 09:29 2 pgs
Fees:13.00 Taxes:3792.50
20091207-0111477

WARRANTY DEED

Address of New Owners:
QRS, Inc., an Indiana corporation
Attn: Tim Janson
2451 Crittenden Drive
Louisville, KY 40217

Send Tax Bills to:
SAME

Map No. 94, Parcel No. 136

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Tech Products, Inc., a Delaware corporation**, Grantor, has this day bargained and sold, and does hereby transfer and convey unto **QRS, Inc., an Indiana corporation,** Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 8-B on the Plan of Section Nineteen, River Hills Industrial Park of record in Plat Book 5210, Page 14, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tech-Aerofoam Products, Inc., a Delaware corporation, by deed from Riverhills, Inc., a Tennessee corporation, of record in Book 5243, Page 193, in the Register's Office for Davidson County, Tennessee, dated January 13, 1978. Tech-Aerofoam Products, Inc., a Delaware corporation, changed its name to Tech Products, Inc., a Delaware corporation, as evidenced by an instrument of record as Instrument No. 20090812-0075966, said Register's Office

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Subscribed and sworn to before me this the 4th day of December, 2009

S R Carter

Notary Public
My commission expires: 6/16/13
(Affix Seal)

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00.

Affiant

S. R. CARTER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

This is improved property known as 218 River Hills Drive, Nashville, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

Grantor further covenant and binds itself, it's successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, it's successors and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 3rd day of December, 2009 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Tech Products, Inc., a Delaware corporation

By: Tracey S Fish
Name: Tracey S. Fish
CFO

Its: CFO

STATE OF Florida
COUNTY OF Manatee

Before me, Karen Lynne Bachler, a Notary Public of the State and County aforesaid, personally appeared Tracey S. Fish, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be CFO of Tech Products, Inc., a Delaware corporation, the within named bargainor, a corporation, and that She as such CFO, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as CFO.

Witness my hand and official seal at 10:30am this 3 day of December, 2009.

Karen Lynne Bachler
Notary Public

My Commission Expires: 12-18-2011

KAREN LYNNE BACHLER
Comm# DD0707598
Expires 12/18/2011
Florida Notary Assn., Inc

Exceptions:

1. Subject to all matters shown on the Plan of Section Nineteen, River Hills Industrial Park of record in Plat Book 5210, Page 14, Register's Office for Davidson County, Tennessee.