KNOW ALL MEN BY THESE PRESENTS That:

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid by Ingram Materials Inc., a Tennessee corporation, to Cumberland River Sand & Gravel Company, and other valuable considerations, receipt whereof is hereby acknowledged, the said Cumberland River Sand & Gravel Company, has bargained and sold and by these presents does transfer and convey unto Ingram Materials Inc., its successors and assigns, the following described real estate, lying and situated in Nashville, Davidson County, Tennessee:

> Being the westerly part of Lots Nos. 19, 20, and 21 on the plan of part of the real estate of John Shelby, Deceased, as shown on said plan which appears of record in Plan Book No. 1, page 11, of the Chancery Court at Nashville, and including the westerly part of Boscobel Street, lying within said property, the whole described as follows:
>
> Beginning on the southerly margin of Fatherland Street where the west line of the right of way of the spur track of the L. & N. Railroad crosses the same; thence with the southerly margin of said street westerly four hundred seventy-two and three-tenths (472.3) feet, more or less, to the top of the bank of Cumberland River, continuing the same course to low water mark on said river; thence up said river at low water mark southerly to a point opposite the southwest corner of said Lot No. 21; thence up the bank to said southwest corner, continuing with the south line of said Lot No. 21 easterly five hundred ninety-four and three-tenths (594.3) feet, more or less, to the westerly line of said right of way; thence with said line northerly six hundred fifty-four (654) feet, more or less, to the beginning.
>
> Being the same property conveyed to Cumberland River Sand & Gravel Company by G. P. Dale, Jr., Trustee, by deed dated the 30th day of April, 1954, of record in Book 2210, page 24, Register's Office for Davidson County, Tennessee.
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> A part of Boscobel Street is included in the above description and conveyance but is expressly excluded from the covenants of warranty hereinafter contained.

Together with all improvements on said property and all of Grantor's interest in and to the railroad sidings and trackage thereon.

TO HAVE AND TO HOLD the above described real estate, together with the appurtenances, estate, title and interest thereto belonging, to the said Ingram Materials Inc., its successors and assigns, forever.

And the undersigned does covenant with the said Ingram Materials Inc., that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except for 1962 taxes, which have been prorated, and will be paid, or caused to be paid, by Grantee when due.