WARRANTY DEED

For and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, NATIONAL MOLASSES COMPANY, a Pennsylvania Corporation (hereinafter called the "GRANTOR") has bargained and sold, and by these presents does transfer and convey unto NATIONAL MOLASSES COMPANY, a Delaware Corporation, (hereinafter called "GRANTEE"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of a railroad right-of-way, said right-of-way being immediately south of Duncan Street (formerly Davidson Street), and which point is the northwesterly corner of a certain tract of land hereto fore transferred by C. W. Amis and wife to Tennessee Beer Company, said transfer being of record in Book 1534, page 333, Register's Office, Davidson County, Tennessee; thence in a westerly direction along the southerly margin of the railroad right-of-way 140 feet to a point; thence in a southerly direction parallel to the western boundary of said Tennessee Beer Company property, 250 feet to a point; thence easterly, parallel to the southern margin of the railroad right-of-way, 140 feet to the western boundary of said Tennessee Beer Company property; thence in a northerly direction along and in the west boundary of said Tennessee Beer Company property, 250 feet to the point of beginning, together with all rights granted unto National Molasses Company, a Pennsylvania Corporation, in the deed from Orlean G. Amis, of record in Book 3434, page 572, which easements are the right to maintain certain pipe lines along the easterly line of the Amis property lying between the land above described and the Cumberland River together with certain pipe lines and easements for the same together with certain rights of access of communication from the land in question to Cumberland River over a right-of-way 20 feet in width from the land in question to the bank of Cumberland River together with the right to service any and all necessary lines referred to in said deed; together with the right to do such excavating as may be necessary in connection with servicing said lines; together with the right to maintain pipe lines, electric wires, roads and other necessary equipment, all of which is set forth in said deed.

BEING the same property conveyed to NATIONAL MOLASSES COMPANY, a Pennsylvania Corporation, by deed from Orlean G. Amis, of record in Book 3434, page 572, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, its successors and assigns, forever.

The easements above described shall be and become part of the property herein conveyed as easements running with the land in perpetuity, but it is expressly understood that the right to use the twenty (20) foot right-of-way and the two hundred (200) foot River bank [illegible] shall not be [illegible] with the GRANTEE, its [illegible], servants or [illegible].