Prepared by J. J. Ryan, L&N RR Co.
908 W. Broadway, Louisville, Ky.

WARRANTY DEED

BOOK 4003 PAGE 18

Address New Owner as Follows:	Send Tax Bill to:	Map-Parcel No.
Davidson County Farmers Co-Operative.		Map 82-9
		Par. # 0
(Street Address or Route No.)	(Street Address)	n.o
(City) (P.O.Zone) (State)	(City) (Zone) (State)	

FOR AND IN CONSIDERATION of the sum of Seven Thousand, Five Hundred Forty Five Dollars ($7,545.00) cash in hand paid by DAVIDSON COUNTY FARMERS CO-OPERATIVE, a corporation of the State of Tennessee, party of the second part, hereinafter called Grantee, the receipt of which is hereby acknowledged, LOUISVILLE AND NASHVILLE RAILROAD COMPANY, a corporation created and existing under the laws of the State of Kentucky, party of the first part, hereinafter called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto the said Grantee, its successors and assigns, subject to the conditions hereinafter stated, a tract of land in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

Beginning at a point in the southwest line of Second Avenue North, said point being ninety one and nine tenths (91.9) feet measured northwestwardly along said southwest line of Second Avenue North from a point in the center line of the southbound main track of the Louisville Division, formerly Main Stem Second Division of the railroad of the Grantor at Valuation Station 2394+65, which point is nine hundred twelve (912) feet measured westwardly along said center line of southbound main track from Mile Post 185 from Louisville, Kentucky, said point also being in the north face of a concrete wall; thence southwestwardly along the north face of said wall, ninety one and nine tenths (91.9) feet northwestwardly from and parallel to said center line of southbound main track a distance of one hundred forty four and seven tenths (144.7) feet, more or less, to a point in Grantor's west property line; thence northwestwardly along Grantor's west property line lying southwestwardly from and parallel to said southwest line of Second Avenue

North a distance of one hundred thirty (130) feet, more or less, to a point in Grantor's north property line, said point being two hundred twenty one and nine tenths (221.9) feet, more or less, measured northwestwardly at right angles from the center line of said southbound main track; thence northeastwardly along Grantor's north property line two hundred twenty one and nine tenths (221.9) feet, more or less, northwestwardly from and parallel to said center line of southbound main track a distance of one hundred forty five and five tenths (145.5) feet to a point in said southwest line of Second Avenue North; thence southeastwardly along said southwest line of Second Avenue North a distance of one hundred thirty (130) feet, more or less, to the point of beginning, containing eighteen thousand, eight hundred sixty three (18,863) square feet, and being all or part of the same property conveyed to the Grantor by Samuel J. Avery et al by deed dated Jan. 13, 1879, recorded in Book 61, Page 530-31, and by R. F. Woodard and wife, by deed dated Dec. 23, 1881, recorded in Book No. 71, Page 214; by George R. Bell and wife, by deed dated Dec. 20, 1881, recorded in Book 71, Page 215, and by Jane Seay McKay, by deed dated Dec. 23, 1881, recorded in Book 71, Page 216, all in the Register's Office, Davidson County, Tennessee.

The Grantor, for itself, its successors and assigns, reserves a perpetual easement sixteen (16) feet wide, lying eight (8) feet each side of and parallel to the existing center line of Grantor's track #87, and being shown in green on sketch attached hereto.

Taxes for the year 1966 on the above described property will be prorated as of the date of deed.

The Grantee, its successors or assigns, agrees, in good faith, to commence construction of a feed, seed and fertilizer warehouse and appurtenant facilities on the property herein described, within two (2) years from the date of this deed, and to continue such construction to completion with reasonable diligence. Should the Grantee, its successors or assigns, fail to commence construction a feed, seed and fertilizer warehouse on said property within two (2) years from the date of this deed, the Grantee, its successors or

assigns, agrees to reconvey the hereinabove described property to the Grantor, its successors or assigns, if the Grantor requests such reconveyance, provided, however, that if the Grantor does not request such reconveyance within two (2) years following the expiration of the two (2) year period, the Grantor shall have no further right to demand reconveyance. Any such reconveyance in compliance with the obligations undertaken in this paragraph, shall be by general warranty deed, free of all liens and encumbrances except those upon the property at the time of the conveyance to the Grantee, and for the same consideration paid for said property by the Grantee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereunto belonging to the said Davidson County Farmers Co-Operative, its successors and assigns, forever. And Grantor does covenant with the said Davidson County Farmers Co-Operative that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

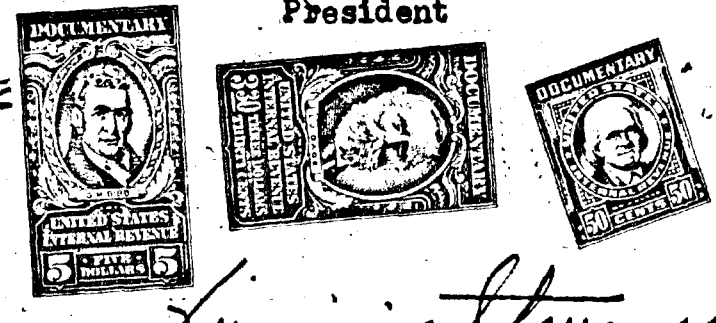
And Louisville and Nashville Railroad Company does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to said Davidson County Farmers Co-Operative, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name, this 28th day of March, 1966.

LOUISVILLE AND NASHVILLE RAILROAD COMPANY

Attest: By W. H. Kendall
President

Secretary



STATE OF KENTUCKY)
JEFFERSON COUNTY)

Personally appeared before me Virginia Stevenson, a Notary Public in and for said State and County, W. H. Kendall and C. Hayden Edwards, with whom I am personally acquainted, and

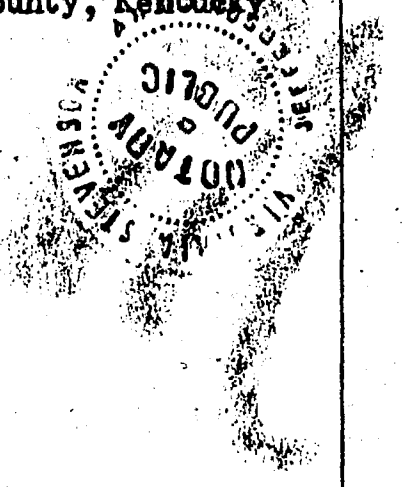
who upon oath acknowledged themselves to be the President and Secretary, respectively, of the Louisville and Nashville Railroad Company, a corporation, the within named bargainor, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation thereto by W. H. Kendall as President, and attesting the same by C. Hayden Edwards as Secretary, and affixing the corporate seal thereto.

NOTARY PUBLIC, JEFFERSON COUNTY, KY.
My commission expires My Commission Expires March 28, 1968

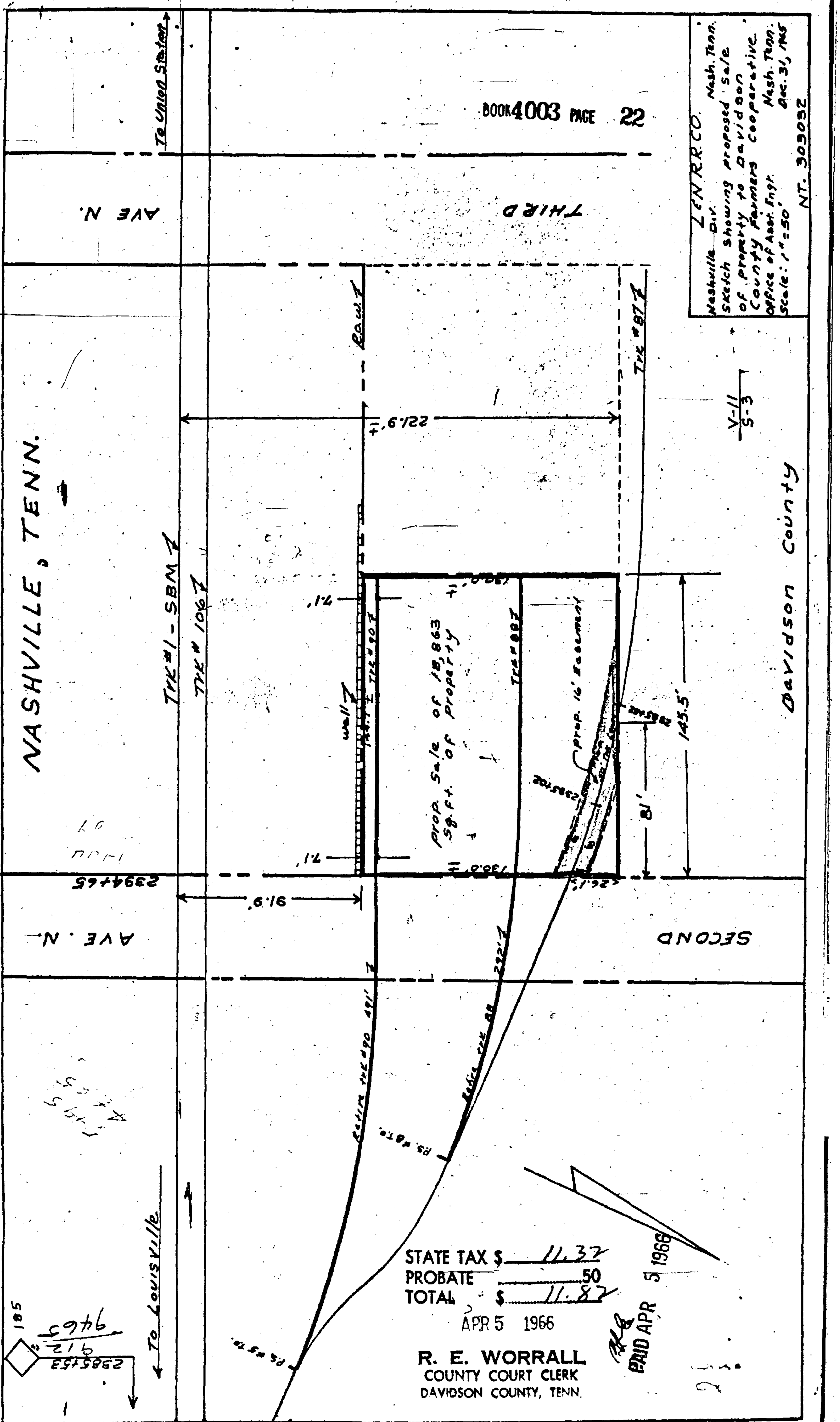
Witness my hand and official seal at Louisville, Jefferson County, Kentucky, on this 28 day of March, 1966.

Virginia Stevenson
Notary Public, Jefferson County, Kentucky

NOTARY PUBLIC, JEFFERSON COUNTY, KY.
My Commission Expires March 28, 1968



BOOK 4003 PAGE 22



STATE TAX $ 11.37
PROBATE .50
TOTAL $ 11.87
APR 5 1966
PAID APR 5 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

BOOK 4003 PAGE 23

23224

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

APR 5 1 55 PM '66

NOTE: BOOK 113 PAGE 763
RECORDING FEE $ 4.00
DEP. REG. 2

Deed
of
to
...
Davidson County Farmers Co-op.

(1)