AE:jm
6/23/66

This Instrument prepared by:
LAW OFFICES
BAILEY, EWING, DALE & BAILEY
NASHVILLE BANK & TRUST BUILDING
NASHVILLE, TENNESSEE 37201

BOOK 4032 PAGE 26

WARRANTY DEED

Address New Owner as Follows: Dundee Cement Company, P. O. Box 317, Dundee, Michigan

Send Tax Bills to: Same

Map-Parcel Nos. Map 94-9 Par. 4-77

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) DOLLARS, and other good and valuable considerations, paid to the undersigned, Vine Street Realty Company by Dundee Cement Company, receipt of which is hereby acknowledged, Vine Street Realty Company, a Tennessee corporation, of Nashville, Tennessee, has bargained and sold, and by these presents does transfer and convey unto the said Dundee Cement Company, a Delaware corporation, having its principal office and place of business at Dundee Michigan, its successors and assigns, land in Davidson County, State of Tennessee, described as follows:

A tract of land situated in the Third Civil District of Davidson County, Tennessee, described as follows:

Beginning at an iron pin set in the northerly margin of Visco Drive, the same being the common corner of Lots Nos. 11 and 12, as shown on the Plan of Visco Industrial Subdivision, Section One, of record in Book 3700, page 21, Register's Office for said County; thence with the northerly margin of said Visco Drive, south 74 degrees 52' West 439.01 feet to a point, passing a concrete monument at 418.97 feet; thence north 13 degrees 09' west 453.62 feet to a point equi-distant between two timber electrical transmission poles; thence north 18 degrees 01' west 421.5 feet, passing equi-distant between two steel electrical transmission towers, being 34.93 feet from the center of each tower, to a point in the low water line of the Cumberland River; thence with said low water line of said river north 66 degrees 13' east 450.0 feet to a point, the northeasterly corner of Lot No. 11 and the northwesterly corner of Lot No. 12, as shown on said Plan of Visco Industrial Subdivision, Section One, passing the northwesterly corner of Lot No. 11 at 190.0 feet; thence with the common boundary of said Lots Nos. 11 and 12, South 15 degrees 08' east 942.1 feet, more or less, to the point of beginning, and containing 9.06 acres, more or less, according to the survey of Barge, Waggoner & Sumner, Engineers, dated March 4, 1966.

The above described tract of land contains a part of the property which was conveyed to Vine Street Realty Company by deed of Oman Construction Company, Inc. of record in Book 3097, page 614, Register's Office for said County, and a part of the property which was conveyed to Vine Street Realty Company by deed from Mitchell S. Magid, Sr. and B. D. Mintz, Executors and Testamentary Trustees under the Will of Harry Lightman, deceased, of record in Book 4004, page 776, Register's Office for said County.

The above described property is conveyed expressly subject to the following:

1. Restrictive Covenants of record in Book 3308, Page 627, Register's Office for Davidson County, Tennessee.

2. The Plan of record in Book 3700, page 21, said Register's Office, shows an owner's certificate, a 110 foot minimum building setback line from the northerly margin of Visco Drive; a 50 foot easement for a railroad and sanitary sewer along the northerly margin of Visco Drive; a 60-foot easement for sanitary sewer adjoining the aforesaid easement along its northerly line; and a 50-foot easement for a railroad along the westerly line of said Lot No. 11; a 15 foot easement for a drain along the easterly line of said Lot No. 11, and a 50-foot easement for railroad near the southeast corner of said lot.

3. Flowage easement for Cheatham Dam recorded in Book 2271, page 287, Register's Office for Davidson County, Tennessee.

4. A sanitary sewer easement of record in Book 3822, page 20, Register's Office for Davidson County, Tennessee.

5. Easements for two electrical transmission lines, of record in Book 1040, page 435, and Book 635, page 675, Register's Office for Davidson County, Tennessee.

Grantor further expressly releases and conveys to Grantee the 50-foot easement for a railroad along the westerly margin of Lot No. 11, which is included in the property described above, it being the intent of this instrument that Grantee shall be the owner of the said land, as described above, free of, and unencumbered by, the said 50-foot railroad easement.

Grantor further conveys to Grantee an easement for the construction and maintenance of a railroad track, of such width as necessary, but not exceeding 50 feet in width, along the westerly boundary of the revised plan of Visco Industrial Subdivision, Section One, of record in Book 3700, page 21, Register's Office for said county, for the purpose of connecting on to the existing railroad track where the same crosses the northwest corner of Lot No. 9 as shown on said plan; provided however, it is expressly understood and agreed that Grantor has granted to the executors and testamentary trustees of the Harry Lightman estate, the right to construct a railroad track turnout from the existing railroad line along the westerly margin of said Lot No. 9, and the herein grant of this easement to Grantee, is, and shall be, subject to the right of the said Lightman estate to use the said easement, non-exclusively, for the construction of its switch or turnout.

Grantor further conveys to Grantee the right to tap on to the water mains and sewerage mains adjacent to or upon the premises herein conveyed, subject to applicable and customary charges of the Metropolitan Government of Nashville and Davidson County for the supplying of water and sewerage services, it being the intent of Grantor that Grantee shall have the right to tap the said mains without the payment of any tapping or connection charges.

This is unimproved property known as Visco Drive, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Dundee Cement Company, its successors and assigns forever.

And Vine Street Realty Company covenants with the said Dundee Cement Company, 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 taxes for the year of 1966, which have been prorated. Grantee assumes responsibility for the payment of taxes referable to that portion of the property described above as is included in Lot No. 11, as shown on the Plan of Visco Industrial Subdivision, Section One, but Grantor assumes responsibility for the payment of any taxes referable to that portion of the above described property which was conveyed to it by deed of record in Book 4004, page 776, Register's Office for said County.

And, Vine Street Realty Company, further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Dundee Cement Company, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Vine Street Realty Company, has caused this instrument to be executed by its authorized officers on this the 14th day of June, 1966.

President

Assistant Secretary

042 8

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Claudia W. Pickard, a Notary Public within and for the State and County aforesaid, personally appeared Stirton Oman and George A. Collin with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the President and Asst. Secretary respectfully of Vine Street Realty Company, the within named bargainor, a corporation, and that they as such President and Asst. Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Vine Street Realty Company and attesting the same by the said George A. Collin as such Asst. Secretary.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 24th day of June, 1966.

Claudia W. Pickard
Notary Public

My Commission expires: July 22, 1967

CLAUDIA W. PICKARD NOTARY PUBLIC DAVIDSON COUNTY TENN.

BOOK 4032 PAGE 30

WARRANTY DEED

Vine Street Realty Company

to

Dundee Cement Company

2.50

341112

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUL 1 11 15 AM '66

NOTED: BOOK 4114 PAGE 408

RECORDING FEE & ... 2.50

DEP. REG. ...

PAID JUL 1 - 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

JUL 1 1966

STATE TAX $ 214.50
PROBATE 50
TOTAL $ 215.00

LAW OFFICES
BAILEY, EWING, DALE & BAILEY
NASHVILLE BANK & TRUST BUILDING
NASHVILLE, TENNESSEE 37201