STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00 Walton Wall Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 1969. Frances Williams Notary Public

MY COMMISSION EXPIRES: 2-2-71

BOOK 1321 PAGE 426

Map 70-13
Par. 79

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable considerations to it paid by T & W Amusement Company, a Tennessee corporation (hereinafter referred to as "Grantee"), the receipt and sufficiency of which is hereby acknowledged, Monsanto Company, a corporation (hereinafter referred to as "Grantor"), has, subject to the matters specifically mentioned below, bargained and sold and by these presents does transfer and convey unto the Grantee, and unto its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Being in the 13th, formerly 23d, Civil District of said County, and described as follows:
>
> Beginning in the center of Bridge Avenue, or Hydes Ferry Pike, 603 feet westerly from the northwest end of the Nashville Bridge, being St. Charles' (formerly Stalcup's) southwest corner; thence with St. Charles' line at right angles to said avenue northeasterly 340 feet to a point in said line; thence at right angles westerly 100 feet to a point; thence southerly parallel with and 100 feet from the first line 340 feet to the center of said Bridge Avenue or Hydes Ferry Pike; thence with the center of said pike or avenue easterly 100 feet to the beginning, being a part of the property conveyed to Lion Oil Refining Company by Deed from Apex Oil Corporation of record in Book 1117 at Page 444, Register's Office for said County.

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

And Grantor does, subject to the provisions of the paragraph next succeeding, hereby covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized and possessed of said land in fee simple; that it has good right to convey it; and that said property is unencumbered except as provided in the paragraph next succeeding.

This instrument was prepared by:
Bolivar L. Allen, Attorney
9th Floor, 1300 Main Street
Houston, Texas 77002
CA-3-4011

Tax Notices Are to be Sent To:
T & W Amusement Company
3104 Clarksville Highway
Nashville, Tennessee 37218

It is recognized that the property hereby conveyed is encumbered by the lien of the 1969 State, City and County taxes, which are prorated as of the date of this Deed and are assumed by the Grantee. It is also understood, and by the acceptance of this Deed the Grantee recognizes that the Nashville-Davidson County Civil Defense Organization has heretofore installed and now maintains upon a portion of the property described above an outdoor warning siren on a pole. The installation of such pole and siren has heretofore been done with the verbal permission and consent of the Grantor and its predecessor corporations mentioned below. This conveyance is made subject to all of the rights of said Nashville-Davidson County Civil Defense Organization, and its successors, with respect to such siren and pole.

And Grantor does hereby further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever excepting as to the matters mentioned in the paragraph next preceding.

Grantor does hereby certify and warrant that Lion Oil Refining Company was a Delaware corporation; that its name was changed to Lion Oil Company by amendment to its Certificate of Incorporation on August 1, 1945; that Lion Oil Company was merged into and with Monsanto Chemical Company on September 30, 1955; and that by amendment to its Certificate of Incorporation the name of Monsanto Chemical Company was changed to Monsanto Company effective April 1, 1964.

ATTEST:

MONSANTO COMPANY

Assistant Secretary

By _____
Vice President

THE STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

On this 7th day of March, 1969, before me appeared _____, to me personally known, who being by me duly sworn did say that he is a Vice President of Monsanto Company, a corporation, and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said _____ acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and seal.

My Commission Expires:

_____

Notary Public

MARY F. HARMER, Notary Public
St. Louis County, Missouri
My Commission expires Feb. 16, 1973

BOOK 4321 PAGE 428

A 35384

IDENTIF. REFERENCE

MAR 27 3 51 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR 27	CONV	20,000.00			
MAR 27	S'TAX		A*	52.00	
MAR 27	PR'FEE		A*	.50	
MAR 27	W'DEED		A*	4.50	* 57.00