This instrument prepared by
Cornelius, Collins, Higgins & White, Attys.

Send tax statement to First American National Bank Trust Dept

Map 91-14
Parcel 163

BOOK 4514 PAGE 541

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the delivery to Nile E. Yearwood, Trustee of Temco, Inc., Debtor, by First American National Bank of Nashville, Trustee, under a trust instrument dated December 18, 1950, as amended, and entitled "Temco Savings and Retirement Trust Agreement," sometimes called Temco Hourly Employees Pension Trust, of a certain promissory note of said Debtor in the amount of $1,000,000.00 dated February 1, 1967, and secured by a Deed of Trust of record in Book 4099, page 875, R.O.D.C., Tennessee, marked "Satisfied In Full" and the recording of a release of such indebtedness in the Register's Office for Davidson County, Tennessee; and

In further consideration of the agreement of the Investment Committee of said Temco Savings and Retirement Trust and its directive to First American National Bank of Nashville, Trustee, to accept the within conveyance in full and final settlement, satisfaction and discharge of any claims based upon the indebtedness represented by said promissory note, the unpaid interest thereon to date and any unpaid taxes together with penalty and interest thereon, all of which will be assumed by the Hourly Employees Pension Trust; and

Pursuant to Order No. 34 entered on April 19, 1971, in the United States District Court for the Middle District of Tennessee, Nashville Division, in Proceedings for the Reorganization

of a Corporation (No. BK-70-1028), the said Nile E. Yearwood, Trustee, and G. F. Cole, Jr., Trustee under said Deed of Trust of record in Book 4099, page 875, Register's Office for Davidson County, Tennessee, have this date bargained and sold and do hereby quitclaim, transfer and convey unto the said First American National Bank of Nashville, Trustee, all of the right, title, claim and interest of the Debtor, Temco, Inc. (now OT Corporation) and of G. F. Cole, Jr., Trustee, under the said Deed of Trust, of record in Book 4099, page 875, R.O.D.C., Tennessee, and all of the estate which Debtor had at the time of the filing of the petition for reorganization under Chapter X of the Bankruptcy Act as acquired by Nile E. Yearwood, Trustee of the Debtor, in and to the following real estate:

TRACT NO. 1: A certain tract or parcel of land in Nashville, Davidson County, Tennessee, bounded by Park Avenue (formerly First Avenue) on the north, 42nd Avenue North (formerly Second Avenue) on the west, Elkins Avenue on the south, and West Nashville Branch of N.C. & St.L. Railway on the east, and more particularly described as follows:

BEGINNING at the northeast corner of Elkins Avenue and 42nd Avenue North, thence with the northerly margin of Elkins Avenue eastwardly 478 feet to the western boundary of the right-of-way of the West Nashville Branch of N.C. & St.L. Railway; thence following the western boundary of said right-of-way in a northerly direction 326 feet to the southerly margin of Park Avenue; thence with the southerly margin of said Avenue westwardly 481 feet to the easterly margin of 42nd Avenue North; thence with the easterly margin of said Avenue southwardly 325 feet to the beginning, and being the same property conveyed to Tennessee Enamel Manufacturing Company (now Temco, Inc.) by the following deeds:

(1) Deed from O. M. Davis, Jr., and wife, recorded in Book No. 581, page 506, RODC, Tennessee, followed by deed of correction recorded in Book 589, page 410, RODC, Tennessee;

(2) Deed from Jeff McCarn and wife, recorded in Book 619, page 593, RODC, Tennessee;

(3) Deed from C. A. Rawls, recorded in Book 731, page 632, RODC, Tennessee;

(4) Deed from Mrs. Owen Walker, et al., Trustees, recorded in Book 770, page 291, RODC, Tennessee.

TRACT NO. 2: A lot or parcel of land in Nashville, Davidson County, Tennessee, described as follows:

BEGINNING in the southerly margin of Charlotte Avenue where the same is crossed by the west line of the right-of-way of the West Nashville Branch of the N.C. & St.L. Railway; thence westerly with the southerly margin of said Avenue 100 feet; thence at right angles southerly 325 feet to the northerly margin of Park Avenue; thence with the northerly margin of said Avenue easterly 150 feet, more or less, to the westerly line of said right-of-way northerly 325 feet, more or less, to the beginning, and being the same property conveyed to Tennessee Enamel Manufacturing Company (now Temco, Inc.) by deed from Annie L. Inman, recorded in Book 846, page 684, RODC, Tennessee.

TRACT NO. 3: A lot or parcel of land in Nashville, Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the northerly margin of Park Avenue, which pin is 143 feet east of the northeast corner of 42nd Avenue North, and Park Avenue; thence with the northerly margin of Park Avenue in an easterly direction 142 feet to an iron pin in the northerly margin of Park Avenue; thence north 150 feet to an iron pin in the southerly margin of a 25 foot alley; thence with said alley westerly 142 feet to a point in the southerly margin of said alley; thence southerly 150 feet to the point of beginning, and being the same property conveyed to Tennessee Enamel Manufacturing Company (now Temco, Inc.) by deed from James R. Owen and wife, recorded in Book 766, page 17, RODC, Tennessee.

TRACT NO. 4: A lot or parcel of land in the 5th, formerly the 12th Ward of the City of Nashville, Davidson County, described as follows:

BEGINNING on the southerly margin of Charlotte Avenue 175 feet east of the southeast corner of said Avenue and 42nd Avenue North, formerly First Street; thence with the southerly margin of Charlotte Avenue, eastwardly 109-1/2 feet to the northwest corner of the Inman property; thence with Inman's westerly line, southwardly 150 feet to the northerly margin of an alley; thence with said alley westwardly 109-1/2 feet; thence northwardly 150 feet to the beginning. Being the same property conveyed to Temco, Inc., by deed from Esther Rosenberg and husband, J. Rosenberg, recorded in Book 1816, page 635, RODC, Tennessee.

TRACT NO. 5: A lot or parcel of land in the 5th, formerly the 12th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of Park Avenue (extended east) and 42nd Avenue North, in Nashville, Tennessee, and running thence with the northerly margin of Park Avenue, (formerly First Avenue), easterly 143 feet, more or less, to a point in the northerly margin of said Park Avenue, which point is the southwesterly corner of a tract of land conveyed by James R. Owen and wife to the Tennessee Enamel Manufacturing Company (now Temco, Inc.) by deed recorded in Book 766, page 17, RODC, Tennessee; thence in a northerly direction along the westward margin of the Tennessee Enamel Manufacturing Company (now Temco, Inc.) land to a point in the southerly margin of a 25 foot alley; thence with said alley westerly 143 feet, more or less, to a point in the easterly margin of 42nd Avenue North; thence along the easterly margin of 42nd Avenue North, southerly 150 feet, more or less, to the point of beginning. Being the same property conveyed to Temco, Inc., by deed from Emma K. Owen, et al, recorded in Book 1973, page 535, RODC, Tennessee.

TRACT NO. 6: Such rights as Temco, Inc., acquired by virtue of a quit-claim deed from Warren B. Sloan to Tennessee Enamel Manufacturing Company (now Temco, Inc.) of record in Book 1298, page 151, RODC, Tennessee, to the following described property located in Nashville, Davidson County, Tennessee:

That portion of Park Avenue (formerly First Avenue) between the West Nashville Branch of the N.C. & St.L. Railway and a line parallel with and approximately 143 feet east of the easterly margin of 42nd Avenue North, (formerly First Street), as shown on the map of Charlotte Park Company's First Addition to Nashville,

of record in Plan Book 57, page 103, RODC, Tennessee, being that portion of Park Avenue on both sides of which Tennessee Enamel Manufacturing Company (now Temco, Inc.) owns property.

TRACT NO. 7: Such rights as Temco, Inc., acquired by virtue of the closing of the following described portion of Park Avenue, by Original Ordinance No. 51-46 of the City Council of the City of Nashville adopted on September 5, 1951:

That portion of Park Avenue which extends eastwardly from 42nd Avenue North 143 feet to the wire fence line of Temco, Inc., and that portion of Alley No. 1199, which begins 175 feet east from the easterly margin of 42nd Avenue North and extends back to the Railroad right-of-way.

TRACT NO. 8: A lot or parcel of land in Nashville, Davidson County, Tennessee, described as follows:

BEING the southwest part of Lot No. 4 on the Map of Clifton, as of record in Book 21, page 35, RODC, Tennessee, and described according to a survey thereof made by E. L. Miller & Co., dated May 22, 1963, as follows:

BEGINNING in the southwest corner of said lot, which is the center line of 41st Avenue North; thence along the west line of the lot, and along the center line of said Avenue, North 0^{o} 55' East 366.3 feet to an iron pin in the 40 foot right-of-way of the Railroad conveyed to Nashville Land Improvement Company by G. W. McKissack and wife, of record in Book 104, page 621, said Register's office; thence southeasterly along the southwesterly margin of said right-of-way, South 32^{o} 25' East 405 feet to the north margin of Charlotte Pike; thence with the north margin of said Pike South 83^{o} 30' West 225 feet to the point of beginning. Being the same property conveyed to Temco, Inc., by deed from Clarence A. McKissack, et al., recorded in Book 3572, page 479, RODC, Tennessee.

Grantors herein do further quitclaim, assign, transfer and convey unto grantee herein all rights of said Debtor and Grantors in and to any accrued and unpaid rentals and any unpaid taxes owing by Texas Clay Industries, Inc. or by Temco,

Inc. (New Temco) for the use and occupancy of the premises since November 10, 1970, and all other rights in or to the said property of every nature whatsoever which may be vested in either of grantors and said Debtor.

This quitclaim conveyance is made subject to the rights of Temco, Inc. (New Temco) under the lease conditions of the offer of Texas Clay Industries, Inc. on behalf of Temco, Inc. (New Temco) as approved by the Court in Order No. 31, entered on December 17, 1970 (as of November 10, 1970) in the said reorganization proceedings.

STATE OF TENNESSEE))
COUNTY OF DAVIDSON))

The actual consideration or value, whichever is greater, for this transfer is $ 1,118,850.31 .

S. Zeb Jr.
Affiant

Subscribed and sworn to before me
this 24th day of June , 1971.

Charlene Bordeaux
Notary Public

My Commission Expires: 10/24/74

This is improved property known as 4101 Charlotte Avenue, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said First American National Bank, Trustee, its successors and assigns forever.

WITNESS our hands this 21st day of JUNE, 1971.

Nile E. Yearwood. (Trustee)

S. Frost, Jr. Trustee

STATE OF TENNESSEE))

COUNTY OF DAVIDSON))

Personally appeared before me, Roy M. Turner, a Notary Public in and for said County and State, Nile E. Yearwood, Trustee of Temco, Inc., Debtor, one of the within named bargainors, with whom I am personally acquainted, and who acknowledged that he as such Trustee, but not further or otherwise, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of June, 1971.

Roy M. Turner
Notary Public

Commission Expires: 11-14-72

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IDENTIF. REFERENCE

STATE OF TENNESSEE))

COUNTY OF DAVIDSON))

JUN 25 10 53 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

Personally appeared before me, Charlene Broadwell, a Notary Public in and for said County and State, G. F. Cole, Jr., Trustee under a certain Deed of Trust of record in Book 4099, page 875, Register's Office for Davidson County, Tennessee, one of the within named bargainors, with whom I am personally acquainted, and who acknowledged that he as such Trustee, but not further or otherwise, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of June, 1971.

Charlene Broadwell
Notary Public

Commission Expires: 10/24/74

JUN25F CONV * $ 1,118,850.31
JUN25F S'TAX A* 2,909.14
JUN25F PR'FEE A* .50
JUN25F W'DEED A* 12.00 * 2,921.64