221798

WARRANTY DEED BOOK 4562 PAGE 666

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.:
Merchandising, Export and Distribution, Inc. c/o Paul E. Lacouture Talbott Tower Dayton, Ohio 45402	Clements Paper Company P. O. Box 7069 South Station Nashville, Tennessee	Map 106-5 Parcel 124 92 thru 97 PW

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED AND TWENTY FIVE THOUSAND DOLLARS ($725,000) cash in hand paid, the receipt of which is hereby acknowledged, AKMEAD, INC., an Ohio corporation has bargained and sold, and by these presents does transfer and convey unto MERCHANDISING, EXPORT AND DISTRIBUTION, INC., an Ohio corporation, its successors and assigns, three parcels of land in Davidson County, Tennessee, described as follows:

PARCEL I:

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being part of Tract "A" on the map showing the subdivision of the lands of L. P. Hagan, deceased, as of record in book 843, page 80, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, July 28, 1950, as follows:

BEGINNING in the center of Foster Avenue, 52 feet north of the corner of tracts "A" and "B"; thence with the center of said Avenue north 1° 55' east 348 feet to the southerly margin of the right-of-way of the N. C. and St. L. Railroad; thence with same, south 63° 46' west 578.9 feet; thence south 1° 55' west 71.7 feet; thence south 88° 21' east 510 feet to the beginning, containing 2.457 acres, more or less, TOGETHER with a perpetual easement over other parts of said Tract "A" for the purpose of constructing and maintaining a water line and a sewer line.

Being the same property conveyed to Akmead, Inc. by deed from Edam, Inc., of record in book 4531, page 491, said Register's Office.

This Instrument Prepared By: C. Ronald McSwiney
Attorney at Law
Dayton, Ohio

PARCEL II:

Tract I: Being parts of Blocks A and B on the Plan of the Lands of L. P. Hagan, deceased, as of record in Book 843, page 80, Register's Office of said County, described as follows:

BEGINNING at the southerly right of way of the L. & N. R. R. spur (formerly N. C. & St. L. Rwy., formerly the Tennessee & Pacific R. R.) and the easterly margin of Polk Avenue; thence with the margin of said Avenue, South 1° 25' West passing the common corner of Blocks A and B at 42.15 feet, in all 75.0 feet to a point 32.85 feet south of said common corner; thence parallel to the dividing line between Blocks A and B, South 88° 35' East 290.0 feet to an iron pin; thence North 1° 25' East 84.85 feet to a point 52.0 feet north of the line between said two blocks, said point being in the southerly line of the property conveyed to the Clements Paper Company, Inc., by the Hoover Motor Express Company, Inc., by deed of record in Book 1876, page 615, said Register's Office; thence with said Clements Paper Company, Inc.'s line, North 88° 35' West 140.0 feet to a point; thence with said Clements Paper Company, Inc.'s line, North 1° 25' East 71.48 feet to a point in the southerly right of way of the aforesaid railroad; thence with said right of way, South 62° 57' West 170.63 feet to the point of beginning, containing 0.81 acre, more or less.

Tract II: Being part of Block A on the Plan of the Lands of L. P. Hagan, deceased, as of record in Book 843, page 80, Register's Office for said County, described as follows:

BEGINNING at a point in the centerline of Foster Avenue, said point being South 1° 25' West 348.0 feet from the southerly right of way of the L. & N. R. R. spur (formerly N. C. & St. L. Lebanon Branch, formerly Tennessee & Pacific R. R.) as shown on said recorded plan, and as measured on said centerline, said point also being the southeast corner of the property conveyed to Clements Paper Company, Inc., by deed from Hoover Motor Express, Inc., as of record in Book 1876, page 615, said Register's Office; thence with the southerly line of said Clements Paper Company, Inc., property and parallel to the line between Blocks A and B, North 88° 35' West 370.0 feet to the easterly line of Tract I above; thence with

the said easterly line of said Tract I, South 1° 25' West 8.0 feet to a point; thence parallel to the line between said Blocks A and B South 88° 35' East 370.0 feet to a point in the centerline of said Foster Avenue; thence with said centerline, North 1° 25' East 8.0 feet to the point of beginning, and containing 0.068 acre, more or less.

Being the same property conveyed to Akmead, Inc. by deed from Edam, Inc., of record in book 4531, page 491, said Register's Office.

PARCEL III:

Tract I. Land in Davidson County, Tennessee, being the south 33.5 feet front and 32.3 feet rear of Lot No. 21 on the Map of A. M. Brown's Lands, of record in Book 57, page 126, Register's Office for said County, as conveyed by deed from Mrs. Maude Gan and/or Gann, to CLEMENTS PAPER COMPANY, of record in Book 2593, page 47, in said Register's Office. 92

Said part of said lot fronts 33.5 feet on the east side of Polk Avenue and runs back between lines, 132 feet 6 inches to an alley on which it measures 32.3 feet.

Tract II. Land in Davidson County, Tennessee, being Lots Nos. 22, 23, and 24 on the Map of A. M. Brown's Lands, of record in Book 57, page 126, Register's Office for said County, as conveyed by deed from Ottis Jones and wife, Pearley Mai Jones, to CLEMENTS PAPER COMPANY, of record in Book 2593, page 9, in said Register's Office. 93-94-95

Said lots adjoin and front 249.9 feet on the east side of Polk Avenue and run back between lines, 132.6 feet on the north line of Lot 22 and 151.1 feet on the south line of Lot 24 and along the northerly margin of the N. C. & St. L. Railroad to an alley, in the rear on which they measure 173.9 feet. 96

Tract III. Land in Davidson County, Tennessee, in the 6th Civil District, being Lot No. 25 on the Map of A. M. Brown's Lands, of record in Book 57, page 126, Register's Office for said County, as conveyed by deed from James William Cox and wife, to CLEMENTS PAPER COMPANY, of record in Book 2280, page 494, in said Register's Office, as follows:

Beginning at a point in the westerly margin of Cleveland Avenue, the common corner of Lots 25 and

26 of said Subdivision; thence westerly with the dividing line between said Lots 25 and 26, 132.5 feet more or less to an alley; thence southerly with the easterly line of said alley, 120 feet more or less to a point in the northerly margin of an unnamed street or an abandoned railroad right-of-way, as shown on said plan; thence northeasterly with said unnamed street or abandoned railroad right-of-way, 145 feet more or less to a point in the westerly margin of Cleveland Avenue; thence northerly with the westerly margin of Cleveland Avenue, 50 feet more or less to the point of beginning.

Tract IV. Land in Davidson County, Tennessee, being Lot No. 26 and the northerly part of Lot No. 25 on the Map of the Subdivision of A. M. Brown's Land, of record in Book 57, page 126, Register's Office for said County, and described according to a copy of a survey thereof, made by Geo. W. Watkins, Surveyor, April 22, 1957, as conveyed by deed from Frederick V. Owen and wife, to CLEMENTS PAPER COMPANY, of record in Book 2692, page 480, in said Register's Office, as follows: 97

BEGINNING at an iron pin in the westerly margin of Cleveland Avenue 2.4 feet south of a fence line, said point being 701 feet south of the south margin of the first alley north of the Tennessee & Pacific Railroad right-of-way; thence along the line between Lots 26 and 27, westerly 139 feet to an iron pin which is 2.3 feet south of said fence in the east margin of an alley; thence with the margin of said alley, southerly 96 feet to an iron pin which is 121 feet, more or less, north of the right-of-way of the Tennessee & Pacific Railroad, said pin in fence line; thence along an old fence easterly 139.6 feet to an iron pin in the west margin of Cleveland Avenue, said pin being 68 feet north of the north margin of said Railroad right-of-way; thence with the margin of Cleveland Avenue northerly 74.3 feet to the point of beginning.

Being the same property conveyed to Akmead, Inc. by deed from Edam, Inc., of record in book 4531, page 491, said Register's Office.

TOGETHER with all of Akmead, Inc.'s right, title and interest in an Indenture of Lease dated November 29, 1965 which was amended by (i) Amended Indenture of Lease dated March 14, 1968, (ii) First Amendment to Amended Indenture of Lease dated July 1, 1968 and Second Amendment to Amended Indenture of Lease dated March 29, 1971, whereby Akmead, Inc., as successor in interest to Edam, Inc. by virtue of a statutory merger leased the above described real property to The Mead Corporation

This is improved property, known as 1111 Foster Avenue, Nashville.

TO HAVE AND TO HOLD said parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said MERCHANDISING, EXPORT AND DISTRIBUTION, INC., an Ohio corporation, its successors and assigns forever.

And Akmead, Inc. covenants with the said MERCHANDISING, EXPORT AND DISTRIBUTION, INC., an Ohio corporation, 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, except by sewer and water line easements of record in Book 1876, page 615, and Book 372, page 391; the rights of the public in Foster Avenue; and state and metropolitan government taxes for 1971 which are to be paid by the said MERCHANDISING, EXPORT AND DISTRIBUTION, INC.

And AKMEAD, INC. further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said MERCHANDISING, EXPORT AND DISTRIBUTION, INC., an Ohio corporation, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Akmead, Inc. has caused this deed to be executed by its duly authorized officers this 29th day of September, 1971.

AKMEAD, INC.

By Bernard F. Curry
President

ATTEST:

T Darnell
Secretary

STATE OF NEW YORK)
) SS:
COUNTY OF NEW YORK)

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Before me, a Notary Public of the state and county aforesaid, personally appeared Bernard F. Curry, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of AKMEAD, INC., the within named bargainor, an Ohio corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in New York, New York, this 29th day of September, 1971.

Notary Public

My commission expires:

GERALD H. OSTERBERG
Notary Public, State of N. Y.
No. 24-2981650
Qualified in Kings County
Cert. filed in New York County
Comm. Expires March 30, 1973

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TAX REFERENCE
IDENTIF.
Dec 20 11 52 AM '71
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

The actual consideration for this transfer or value of property (whichever is greater) is $ 725,000.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 17th day of December , 19 71 .

My commission expires April 25, 1974.

DEC20 CONV * .00 725,000.00
DEC20 STAX A* 1,885.00
DEC20 PRFEE A* .50
DEC20 WDEED A* 12.00 * 1,897.50