This instrument was prepared by
Tom Golden, Attorney at Law
National Bank of Tulsa
Tulsa, Oklahoma

M.B. 37 P.W.

Return to:
THIRD NATIONAL BANK

SPECIAL WARRANTY DEED

BOOK 4753 PAGE 509

THIS INDENTURE, made effective as of this 26th day of September, 1973, by and between AGRICO CHEMICAL COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Delaware, having an office at the National Bank of Tulsa Building, Tulsa, Oklahoma, hereinafter called "Grantor", and SMC INDUSTRIES, INC., a corporation organized and existing under and by virtue of the laws of the State of Tennessee, with offices on West 19th Street, Chattanooga, Tennessee, hereinafter called "Grantee";

WITNESSETH:

GRANTOR, for and in consideration of Ten Dollars ($10.00) cash, and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency of all of which is hereby confessed and acknowledged, does hereby bargain, sell, convey and confirm unto Grantee, its successors and assigns, forever, all of the real property, with improvements thereon, situated, lying and being located in the County of Davidson, State of Tennessee, and more particularly described in Exhibit "A" attached hereto.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining unto Grantee, and to its successors and assigns forever. As against all persons claiming by, through or under Grantor, said Grantor, for itself and its successors covenants that it has not encumbered the real property described in Exhibit "A" or improvements thereon in any manner whatsoever, that good right to convey all of said properties is vested in Grantor and said Grantor fully warrants and will defend the title to all the said properties as against the lawful claims of all persons by, through or under said Grantor, but does not otherwise covenant or warrant. This conveyance is made subject to (i) leases, easements and other conditions of record in the above mentioned county, (ii) conditions on the ground which an accurate survey would disclose, (iii) easements, restrictions, leases and other encumbrances not appearing of record but made or suffered in the ordinary course of the plant foods business of Grantor, and (iiii) minor title deficiencies and irregularities, all of which are warranted by Grantor not to materially interfere with Grantee's use of said properties.

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, effective as of the day and year hereinabove set forth.

ATTEST: AGRICO CHEMICAL COMPANY

By: _____ By: _____
Assistant Secretary Vice-President

STATE OF OKLAHOMA)
) ss.
COUNTY OF TULSA)

Before me, Sue Benton, of the County and State aforesaid, personally appeared E. V. Friedrich, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice-President of Agrico Chemical Company, the within named bargainor, a Delaware corporation, and that he as such Vice-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 Vice-President.

Witness my hand and seal, at office in Tulsa, Oklahoma, this 26th day of September 1973.

My commission expires:
3-3-1974

Sue Benton
Notary Public

Send tax bills to:
SMC Industries, Inc.
P. O. Box 6216
Chattanooga, Tenn. 37401

EXHIBIT "A"

Three tracts of land located in Davidson County, Tennessee, and being more fully described as follows:

TRACT A:

A certain tract of land located near the corporate limits of the City of Nashville, in the EIGHTH (8th) Civil District of Davidson County, Tennessee, more particularly bounded and described as follows:

BEGINNING at an iron stake driven in the Westerly line of the right-of-way of the Tennessee Central Railroad Company 50 feet Westerly from the center line of the said railroad company's main line, the said stake being 1090.4 feet Northwest from the center line of the paved portion of Bosley Road and 1050.15 feet from the front fence line produced of the Old Ladies Home, said distances being measured along the Westerly line of the right-of-way of the said Tennessee Central Railroad Company, the said beginning point being also directly opposite and 62.05 feet from the center line face of an old concrete smokestack, located on the property conveyed hereby; thence North 40 degrees West 1575 feet along the Westerly margin of the right-of-way of said railroad company and 50 feet Westerly of the center line of its main track, to an iron stake in the West line of said right-of-way; thence South 50 degrees West 249.7 feet to an old fence line and an iron stake driven therein; thence South 40 degrees East 1575 feet along the said fence line to another iron stake driven therein; thence North 50 degrees East 249.7 feet, passing through the center of the old concrete smokestack to an iron stake driven in the West line of the right-of-way of said railroad company, the same being the BEGINNING point, and containing 9.03 acres, more or less; TOGETHER with an easement or right-of-way over, across, and upon another tract or parcel of land located in the EIGHTH (8th) Civil District of said county, lying Southeast of and adjoining the above described tract, and more particularly described as follows:

The same being a roadway 18 feet in width, beginning with the Southern boundary line of the tract of land hereinabove described and conveyed hereby and running thence in a Southeasterly direction between parallel lines 18 feet apart along the West boundary line of the right-of-way of the Tennessee Central Railroad Company, and paralleling the same, 1090.4 feet to the margin of the Bosley Road, so as to connect said Bosley Road with the property herein conveyed to said SMC Industries, Inc. and afford a means of ingress and egress to and from the same, said roadway, easement and right-of-way being over and upon a portion of the land conveyed from Clinton Realty Company to Shearman Concrete Pipe Company by Deed of record in Deed Book 939 at Page 295 in said Register's Office.

And the said SMC Industries, Inc., its successors and assigns, agents, servants, employees, and licensees shall have full power, right and authority under said easement to use said roadway or right-of-way for the purpose of travelling along, upon and across the same with all kinds of vehicles and traffic, as a means of ingress and egress to the property herein conveyed only, the same rights and privileges for the use of said roadway being heretofore reserved to the said Shearman Concrete Pipe Company, its successors and assigns; also the right to cross said right-of-way with railroad tracks to serve the adjoining property of the Shearman Concrete Pipe Company.

TRACT B:

A certain tract or parcel of land lying and being in the EIGHTH (8th) Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin located in the Westerly right-of-way line of the Tennessee Central Railroad Company 50 feet Westerly from the center line of the said railroad company's main line, and 1090.4 feet Northwesterly from the center line of the paved portion of Bosley Road; thence with the Southerly line of Tract A, South 50 degrees West 249.7 feet to an iron pin in an old fence line; thence in a line parallel with the line of the right-of-way of

the said Tennessee Central Railroad Company South 40 degrees East 30 feet to a point; thence in a line parallel with the Southerly line of Tract A, North 50 degrees East 249.7 feet to a point in the Westerly right-of-way line of the aforesaid railroad company; thence with the Westerly line of the railroad company North 40 degrees West 30 feet to the point of BEGINNING.

TRACT C:

A certain tract or parcel of land lying and being in the City of Nashville, Tennessee, in the EIGHTH (8th) Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at an iron pin in the Westerly line of the right-of-way of the Tennessee Central Railroad Company and 50 feet West from the center line of the main tract of said Tennessee Central Railroad Company, said point being the Northeast corner of Tract A described above and the Southeast corner of this tract, and running thence North 40 degrees West with the Westerly line of said Tennessee Central Railroad Company right-of-way 702 feet to an iron pin in the West line of said right-of-way; thence South 88 degrees West 110 feet to an iron pin, the same being the extreme Northern corner of this tract; thence South 6 degrees 58 minutes 30 seconds East 226.28 feet to an iron pin; thence South 50 degrees West 40 feet to an iron pin, at a point in line with the old fence extended North; thence South 40 degrees East 580 feet to an iron pin in old fence line, the Northwest corner of Tract A described above and the Southwest corner of this tract; thence North 50 degrees East, with the North boundary line of Tract A, 249.7 feet to the BEGINNING point, containing 3.91 acres, more or less.

Being a portion of the land conveyed by Fos-Kem Liquidation Corporation, a Delaware corporation, to American Agricultural Chemical Company, a Delaware corporation, by Deed dated October 21, 1963, recorded in Book 3643 at Page 459 of the records of the Register's Office of Davidson County. American Agricultural Chemical Company, a Delaware corporation, was merged into Continental Oil Company, a Delaware corporation, on December 31, 1965. A copy of the certificate evidencing such merger is filed in Book 113 at Page 395 of the records of the Register's Office of Davidson County.

Being the same land conveyed by Continental Oil Company, a Delaware corporation, to Agrico Chemical Company, a Delaware corporation, by Deed dated February 1, 1972, recorded in Book 4593, at Pages 8, 9, 10, and 11, of the Register's Office of Davidson County.

IDENT. REFERENCE
FILED 10 12 AM '73
C. FELIX PHILSON II REGISTER DAVIDSON COUNTY, TENN.

OCT-9	CONV	90,000.00			
OCT-9	CONV	10,000.00			
OCT-9	S'TAX		A*	260.00	
OCT-9	PR'FEE		A*	.50	
OCT-9	W'DEED		A*	6.00	* 266.50

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The value or consideration, whichever is greater, for this transfer is $ 100,000.00.

Larry D. Woods
Affiant

Sworn to and subscribed before me this 26th day of Sept., 1973.

Lynn York Lillie Jr.
Notary Public

My commission expires: 8-20-74

LYNN YORK LILLIE JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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