QUITCLAIM DEED BOOK 4987 PAGE 788

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Griffin Industries, Inc. 4221 Alexandria Pike Cold Spring, Kentucky 41076	Griffin Industries, Inc. 4221 Alexandria Pike Cold Spring, Kentucky 41076	34-10 99-103

JAN 13 MISC B* 8.00 *

State of Ohio)
) SS.
COUNTY OF Hamilton)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ None
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 13th DAY OF January 1976
Deputy Register

t consideration.

re me this 8th day of

January, 1976.

Notary Public

KNOW ALL MEN BY THESE PRESENTS: That JOHN L. GRIFFIN, TRUSTEE, a married man, Grantor, without consideration (Grantor herein received title to the real estate described below as nominee for Griffin Industries, Inc., a Kentucky corporation, Grantee herein, by deed recorded in Deed Book 4776, page 924, in the Register's Office of Davidson County, Tennessee, and the consideration therefor of $65,000.00 as shown in said deed was paid to the grantor in said deed by Griffin Industries, Inc., the Grantee herein) does hereby QUITCLAIM and CONVEY to GRIFFIN INDUSTRIES, INC., a Kentucky corporation, Grantee, the following described tracts of real estate situate in the Tenth Civil District of Davidson County, Tennessee, and more particularly described as follows:

TRACT NO. 1: Land being described according to a survey made by Dixie Engineering Associates, December 18, 1973, as follows:
BEGINNING at a point in the southerly margin of

Railroad Street, said point being the northeast corner of the land herein described: thence South 58° 30' West, 198.9 feet with the southerly margin of said Railroad Street to an iron pin; thence South 24° 26' 26" East, 424.71 feet to an iron pin in the center of Dry Creek; thence North 87° 27' 22" East, 325.46 feet to a chiseled square in the top of a concrete encased sewer line; thence South 39° 45' East, 185.49 feet to a chiseled square on the northwest wingwall of a culvert under Myatt Drive; thence North 15° 29' 12" West, 477.46 feet with the westerly margin of Myatt Drive to an iron pin; thence North 27° 11' 39" West, 65.08 feet with the old school lot line to an iron pin; thence South 68° 30' West, 99.0 feet to an iron pin; thence North 28° 35' West, 100.0 feet to an iron pin; thence South 64° 00' West, 102.0 feet to an iron pin; thence North 25° 32' West, 112.0 feet to an iron pin, the point of beginning, containing 4.32 acres, more or less.
Being part of the property conveyed to Peter Mikitka and wife, Erlene P. Mikitka by deed from The First American National Bank, Executor of record in Book 4158, page 803, Register's Office for Davidson County, Tennessee, and conveyed to said grantees by deed from Rubin L. Pullum of record in Book 3220, page 599, said Register's Office.

TRACT NO. 2: Land being described according to a survey made by E. L. Miller, Jr. & Co., October 8, 1964, revised November 7, 1964 as follows:
BEGINNING at a point approximately 45 feet west of the center line of the street railroad crossing on the southerly margin of a street called Railroad Street. Said beginning point being the northeast corner of Clyde Martin lot and recorded in Book 1306, page 206; thence running 12 feet northeast parallel with Railroad Street North 58° East; thence 134 feet North 63° 30' East to a steel bolt approximately 15 feet from the center line of Railroad Street and being the west boundary of a new highway right of way; formerly a Davidson County School lot; thence southerly parallel with highway along a rock fence line 227 feet South 26° 00' East to a fence corner post in the rock wall; thence being the northeast boundary of R. L. Pullum tract as recorded in Book 999, page 215; thence westerly 99 feet South 68° 30' West to a steel rod; thence northwesterly 95 feet North 28° 35' west to a corner fence post and steel bolt; thence 52 feet south 64° 00' West to a corner post; this being the southeast corner of the Clyde Martin lot; thence northerly 118 feet north 22° 00' West along a fence line of the Martin lot to a steel pin buried in the ground, this being the starting point.
Being the same property conveyed to Grantor herein by deed recorded in Book 4776, page 924, Register's Office for Davidson County, Tennessee.

This property is hereby conveyed subject to the following:

Easement for sanitary sewers and/or storm drainage granted Davidson County, Tennessee by grant from R. L. Pullum of record in Book 3278, page 386, Register's Office for Davidson County, Tennessee. (as to Tract 1)
Flowage easement granted United States of America

by Rubin L. Pullum in connection with operation of Cheatham Lock and Dam Project (Tract U-2168-E) by deed of record in Book 2274, page 555, said Register's Office. (as to Tract 1)
Easement for water main or water line granted Madison Suburban Utility District by grant from Rubin L. Pullum of record in Book 3463, page 269, said Register's Office. (as to Tract 1)
Slope easements conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Peter Mikitka and wife, of record in Book 4452, page 852, said Register's Office. (as to Tract 1)
Easement for right of way of L & N Railroad lying within boundaries of Tract 2 of premises. (as to Tract 2)

and all the ESTATE, TITLE AND INTEREST of this said John L. Griffin, Trustee, either in law or in equity, of, in and to the said premises; TOGETHER with all the privileges and appurtenances to the same belonging, and all the rents, issues and profits thereof; TO HAVE AND TO HOLD the same to the only proper use of the said Griffin Industries, Inc., its successors and assigns forever.

IN WITNESS WHEREOF, John L. Griffin, Trustee, Grantor, and his wife, Rosellen Griffin, who hereby releases her right and expectancy of dower in said real estate, have hereunto set their hands this 8TH day of January, 1976.

Signed and acknowledged
in the presence of:

John L. Griffin, Trustee

Rosellen Griffin

BOOK 4887 PAGE 791

State of Ohio)
) SS.
COUNTY OF Hamilton)

Be it remembered, that on the 8th day of January, 1976, before me, the subscriber, a Notary Public in and for said county, personally came John L. Griffin, the Grantor as Trustee in the foregoing deed, and Rosellen Griffin, his wife, with whom I am personally acquainted and who acknowledged that they executed the written instrument for the purposes therein contained.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my official seal at Cincinnati, Ohio, on the day and year last aforesaid.

George K. Fogg
Notary Public

Notary Public - State of Ohio
My Commission has no expiration
Section 147.03 R.C.

NOTARIAL SEAL · OHIO · STATE OF OHIO · GEORGE K. FOGG

This instrument was prepared by:
George K. Fogg, Esq., Paxton & Seasongood, Cincinnati, Ohio

D 3 1 8 4 1

IDENTIF. REFERENCE

JAN 13 9 43 AM '76

FELIX Z. ZANDMAN REGISTER
DAVIDSON COUNTY, TENN.