BOOK 4987 PAGE 792

GENERAL WARRANTY DEED

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

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IDENTIF. REFERENCE

JAN 13 9 44 AM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

State of Ohio)
) SS.
COUNTY OF Hamilton)

The actual consideration or value, whichever is greater, for this transfer is $63,635.00.

John L. Griffin

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,635.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January 1976
Deputy Register

Sworn to before me this 8TH day of January, 1976.

Notary Public

KNOW ALL MEN BY THESE PRESENTS: That GRIFFIN INDUSTRIES, INC., a Kentucky corporation, for and in consideration of the sum of Sixty-three Thousand, Six Hundred Ninety-five and 00/100 Dollars ($63,635.00), receipt of which is acknowledged as of December 10, 1974, does hereby GRANT, BARGAIN, SELL and CONVEY to GRIFFIN INDUSTRIES, INC. OF TENNESSEE, a Tennessee 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.

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)

Being the same property conveyed to Grantor's nominee, John L. Griffin, Trustee by deed recorded in Deed Book 4776, page 924, Register's Office of Davidson County, Tennessee and subsequently conveyed to Grantor herein by deed recorded in Deed Book _____, Page _____, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the above described parcel of real estate and all appurtenances, estate, title and interest thereto belonging to the said GRIFFIN INDUSTRIES, INC. OF TENNESSEE, its successors and assigns, in fee simple forever.

GRIFFIN INDUSTRIES, INC., for itself and for its successors and assigns, does hereby covenant with GRIFFIN INDUSTRIES, INC. OF TENNESSEE, its successors and assigns, that it is lawfully seized and possessed of the real estate herein conveyed; that it has full right and power to sell and convey such real estate in the manner aforesaid; that such real estate is free of all liens and encumbrances; and that it will forever warrant and defend the title to said real estate unto GRIFFIN INDUSTRIES, INC. OF TENNESSEE, its successors and assigns, against the lawful claim of all persons whomsoever.

IN WITNESS WHEREOF, GRIFFIN INDUSTRIES, INC., Grantor, has

caused this Deed to be executed by its duly authorized officers this 8th day of January, 1976.

Signed and acknowledged in the presence of:

GRIFFIN INDUSTRIES, INC.

George K. Fogg

By John L. Griffin
President

Donna J. Long

Attest Rosellen Griffin
Secretary

JAN 13 CONV 63,635.00
JAN 13 S'TAX B* 135.36
JAN 13 PR'FEE B* .50
JAN 13 RECD B* 8.00 * 173.86

State of Ohio)
) SS.
COUNTY OF Hamilton)

Before me, a Notary Public of the State and County aforesaid, personally appeared John L. Griffin and Rosellen Griffin, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be President and Secretary respectively of Griffin Industries, Inc. the within named grantor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by themselves as President and Secretary respectively.

Witness my hand and seal, at office in Cincinnati, Ohio, this 8th day of January, 1976.

George K. Fogg
Notary Public
GEORGE K. FOGG
Notary Public - State of Ohio
My Commission has no Expiration Date
Section 147.03 R. C.

Commission expires _____

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