ADDRESS NEW OWNER:
Kaiser Aluminum & Chemical Corp.
300 Lakeside Drive
Oakland California 94643

SEND TAX BILLS TO:
Kaiser Agricultural Chemicals
P. O. Box 246
Savannah, Georgia 31402

MAP PARCEL NUMBER
91-14

SPECIAL WARRANTY DEED

BOOK 5109 PAGE 340

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THIS INDENTURE, made this 30th day of April, 1976, between FEDERAL CHEMICAL COMPANY, a Delaware corporation having its principal office and place of business at the Starks Building, Louisville, Kentucky 40202, Grantor, and KAISER ALUMINUM & CHEMICAL CORPORATION, a Delaware corporation having its principal office and place of business at 300 Lakeside Drive, Oakland, California 94643, Grantee,

WITNESSETH:

That Grantor, for a valuable consideration to it in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, does, subject to the special limitation of warranty hereinafter stated, hereby grant, bargain, sell and convey to Grantee, its successors and assigns forever, that certain described real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

> BEGINNING at an iron marker in the Northerly margin of the right of way of the West Nashville branch of the N.C. & St. L. R. R. track at the Southwest corner of the original tract of about 40 acres owned by the Riverside Land Company and running thence Eastwardly along the Northerly margin of said right of way Nine Hundred and Twenty-one (921) feet to the Westerly margin of Seventh Street, as laid out by the Riverside Land Company; thence North 3 degrees East along the Westerly margin of said Seventh Street Seven Hundred and Eighty-nine (789) feet, more or less, to low water mark of the Cumberland River; thence meandering down said River at low water mark One Thousand (1000) feet more or less, to a point opposite a hole drilled in a stone on top of the bluff, thence south 3 degrees west up said bluff across said hole in said stone Eight Hundred and Sixty-seven and 9/10 (867.9) feet more or less, to the beginning point,

This instrument prepared by:
S. J. Yeoman, Attorney
Texaco Inc.
P. O. Box 4582
Atlanta, Georgia 30302

BEING the same premises conveyed to Federal Chemical Company by deed dated January 4, 1966, and recorded in the Register's Office for Davidson County, Tennessee, in Deed Book 3979, page 819.

Said premises being known as and by the street number 4900 Centennial Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the same and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor either in law or equity, to the only proper use, benefit and behoof of Grantee forever; and Grantor does not make any representation or warranty whatever except that it does covenant that on and after January 4, 1966 it has not done or suffered anything whereby title to said premises has been conveyed, mortgaged, transferred or encumbered in any way whatsoever, except for conveyance by Grantor of Pipeline Right of Way Easement and Temporary Construction Easement to Colonial Pipeline Company by instrument dated December 30, 1975, and except for encumbrances of public record, if any.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed in its name by its proper officers, and its corporate seal to be affixed, attested by its Assistant Secretary on the date first written above, in the presence of the undersigned two lawfully qualified witnesses.

Signed, sealed and delivered in the presence of:

Norma P. Howell

Norma P. Howell

Marjorie Robinson

Marjorie Robinson

FEDERAL CHEMICAL COMPANY

By: W. T. Corl

W. T. Corl
Vice President

Attest: Carl B. Davidson

Carl B. Davidson
Secretary

BOOK 5109 PAGE 342

STATE OF New York

COUNTY OF New York

Before me, Martha T. Herrmann, a Notary Public in and for the State and County aforesaid personally appeared H. G. Corl, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Federal Chemical Company, the within named bargainor, a 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 New York, New York this 30th day of April, 1976.

Martha T. Herrmann
NOTARY PUBLIC

(SEAL)

MARTHA T. HERRMANN NOTARY PUBLIC

My Commission Expires:
MARTHA T. HERRMANN
Notary Public, State of New York
No. 03-8161150 - Bronx County
Certificate filed in New York County
Certificate filed in Westchester County
Commission Expires March 30, 1978

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# AFFIDAVIT OF PURCHASE PRICE

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $229,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

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IDENTIF. REFERENCE

JAN 26 2 31 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

H. Wayne Kirk
Attorney-in-fact,
Kaiser Aluminum & Chemical Corporation,
Affiant

Subscribed and sworn to before me this 24th day of January, 1977.

E. Kathryn Dalton
Notary Public

E. KATHRYN DALTON
NOTARY PUBLIC-CALIFORNIA
CITY AND COUNTY OF
SAN FRANCISCO
My Commission Expires Nov. 26, 1979

| | | | | | |
|---|---|---|---|---|---|
| JAN26'77 | CONV | 90,000.00 | | | |
| JAN26'77 | CONV | 90,000.00 | | | |
| JAN26'77 | CONV | 49,000.00 | | | |
| JAN26'77 | S'TAX | | B* | 595.40 | |
| JAN26'77 | PR'FEE | | B* | .50 | |
| JAN26'77 | W'DEED | | B* | 8.00 | * 603.90 |