BMD:ssl
4/7/78

BOOK 5278 PAGE 795

WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS: Frederick W. Long et al, Trustees
51st Avenue, North
Nashville, Tennessee

SEND TAX BILLS TO: Same

MAP-PARCEL NOS.
Map-91
Par 42 Ji

FOR AND IN CONSIDERATION of the sum of Thirty-One Thousand Two Hundred Twenty-one Dollars ($31,221.00), paid by the grantees herein, Frederick W. Long, Elton C. Chapman, Billy J. Bell and John C. Guilliams, Trustees, under the Mid-South Feeds, Inc., Profit Sharing Plan of October 1, 1968, the receipt of which is hereby acknowledged, Mid-South Feeds, Inc., a corporation has this day bargained and sold, and does hereby transfer and convey unto the said Frederick W. Long, Elton C. Chapman, Billy J. Bell and John C. Guilliams, Trustees, under the Mid-South Feeds, Inc., Profit Sharing Plan of October 1, 1968, their successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. 1: Being part of Blocks "A", "B" and "C" of Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for said County, described according to a map made by John Wilkes, Civil Engineer, April 15, 1927, as follows:

Beginning at an iron pin in the easterly margin of 51st Avenue, North, formerly 10th Street, at the Northwest corner of a tract of land conveyed to Nashville Warehouse and Elevator Corporation by J. R. Hale & Sons by deed of record in Book 777, page 155, running thence easterly with the northerly line of said tract as follows: East 72.5 feet to a point 8 feet north of the center of track No. 13; thence parallel with track No. 13 and 8 feet distant from the center thereof 420.6 feet to an iron pin, 6 feet westwardly from the Shed of Elevator "B"; thence at right angles northwardly 4½ feet to an iron pin; thence easterly and parallel with the Shed of Elebator "B" 97.5 feet to an iron pin; thence at right angles southwardly 4½ feet to an iron pin situated 8 feet northwardly from center line of track No. 13; thence eastwardly and parallel with said track 244 feet to an iron pin; thence parallel with the end of Warehouse and 10 feet therefrom, northwardly 61.7 feet to an iron pin; thence eastwardly and parallel to track No. 8, and 8 feet from the center thereof, 83 feet to an iron pin; thence on a curve and parallel to said track 112.9 feet to an iron pin; thence westwardly crossing said track No. 8 and then running parallel thereto, 637.7 feet to an iron pin, the northeast corner of a triangular strip of land conveyed by J. Briggs McLemore and wife to Nashville, Chattanooga & St. Louis Railway by deed in Book 342, page 442, Register's Office for Davidson County, Tennessee; thence southerly with the east line of said triangular strip 16 feet; thence westerly with the south line of said strip 189 feet to an iron pin in the right of way line of the N.C. & St.L.Ry.; thence in a westerly direction 228½ feet to an iron pin in the easterly margin of 41st Avenue, North; thence south with the east margin of said Avenue south 5 deg. 30 min. west 204.6 feet to the beginning.

This Tract No. 1 being the same property conveyed to Snell Milling Company by H. R. Young, Trustee, by deed dated the 27th day of July, 1931, and recorded in Book 881, page 592, of the Register's Office of Davidson County, Tennessee.

The Tract No. 1 being part of the same property conveyed to Mid-South Feeds, Inc., by The Pillsbury Company by deed of record in Book 4104, page 694, Register's Office of Davidson County, Tennessee.

Mail Prepared by Daniel D. Funk, Atty
707 Church Street Bldg

TRACT NO. 2: A tract of land in the 8th formerly the 12th, Civil District of Davidson County, Tennessee, being part of Blocks "A", "B" and "C" of Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County, described more particularly as follows:

Beginning at an iron pin in the easterly margin of 51st Avenue, North, 371.3 feet northerly from the southerly margin of Louisiana Avenue (which pin marks the intersection of said easterly margin of 51st Avenue, North and the present common boundary line between the properties of The Pillsbury Company (former name Pillsbury Mills, Inc.) and Continental Grain Company, said common boundary line being the southerly line of the properties of said The Pillsbury Company and the northerly line of the properties of said Continental Grain Company; thence north 82 deg. 21 feet east along said common boundary line a distance of 72.5 feet to an iron pin 8 feet (measured perpendicularly) north of the center line of Louisville and Nashville Railroad Company Track No. 10 (formerly Track No. 13); thence north 85 det. 31' east along said common boundary line a distance of 352.6 feet to a hub; thence south 5 deg. 44' east a distance of 20 feet to an iron pin located 8.5 feet (measured perpendicularly) north of the center line of the Louisville and Nashville Railroad Company Track No. 11 (formerly Track No. 14); thence south 85 deg. 31' west and 8.5 feet (measured perpendicularly) north of the center line of said Track No. 11 a distance of 425 feet to a hub at the point of intersection with the easterly margin of 51st Avenue, North; thence north 5 deg. 44' west along said easterly margin of 51st Avenue, North a distance of 16 feet to the point of beginning, consisting in all of 8354.56 square feet, more or less, and being a part of the property conveyed to Continental Grain Company by Nashville Warehouse and Elevator Corporation by deed dated September 1, 1939 and recorded in Book 1118, page 213, Register's Office of Davidson County, Tennessee.

This Tract being the same property conveyed to Mid-South Feeds, Inc. by The Pillsbury Company by deed of record in Book 4104, page 698, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $31,221.00.

Affiant

Subscribed and sworn to before me, this 19th day of April, 1978.

Notary Public

JAMES C. McBROOM NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My commission expires:
4-28-80

This is improved property known as _____

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Frederick W. Long, Elton C. Chapman, Billy J. Bell and John C. Guilliams, Trustees, under the Mid-South Feeds, Inc., Profit Sharing Plan of October 1, 1968, their successors and assigns forever. Grantor covenants that it is lawfully seized and

possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Frederick W. Long, Elton C. Chapman, Billy J. Bell and John C. Guilliams, Trustees, under the Mid-South Feeds, Inc., Profit Sharing Plan of October 1, 1968, their successors and assigns, against the lawful claims of all persons.

WITNESS our hand this 19th day of April, 1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MID-SOUTH FEEDS, INC.

By: Elton C. Chapman
President

ATTEST:
Billy J. Bell
Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, James C. McBroom, a Notary Public of the State and County aforesaid, personally appeared Elton C. Chapman, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of the Mid-South Feeds, Inc., the within named bargainor, a 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 Nashville, Tennessee, this 19th day of April, 1978.

James C. McBroom
Notary Public

My commission expires:
4-28-80

E 6 2 3 4 3

IDENTIF. REFERENCE

APR 28 9 39 AM '78

FELIX A. NILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

APR 28 78	CONV	31,221.00			
APR 28 78	S'TAX		B*	81.12	
APR 28 78	PR'FEE		B*	.50	
APR 28 78	W'DEED		B*	6.00	* 87.62