This instrument prepared by:
Ames Davis, Esq.
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, Tennessee 37239
615-244-6380

BOOK 5567 PAGE 179

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alton Boxboard Company (NAME)	same (NAME)	92-7-Parcel 293
401 Alton Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Alton, Illinois 62002 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) and no/100 *Dollars,*

GRAY AND DUDLEY COMPANY, a Tennessee corporation,

have this day bargained and sold, and do hereby transfer and convey unto the said ALTON BOXBOARD COMPANY, an Illinois corporation, *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

A parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located between Batavia Street and The Louisville and Nashville Railroad, being part of the property conveyed to Gray and Dudley Company of Record in Book 4389, page 158, R.O.D.C., and being more particularly described as follows:

Beginning at a point on the southerly margin of Batavia Street, the northwest corner of the property conveyed to Alton Boxboard Company of Record in Book 5204, Page 567, R.O.D.C., said point being S 75° 30' W, 363.09 feet from the westerly margin of 19th Avenue, North;

Thence, leaving said Batavia Street S 24° 38' E, 359.70 feet to the northerly margin of The Louisville and Nashville Railroad, the southwest corner of said Alton Boxboard Company;

Thence, with said Railroad S 51° 12' W, 150.00 feet to a point;

Thence, leaving said Railroad with a severance line across Gray and Dudley property N 24° 56' W, 422.81 feet to the southerly margin of said Batavia Street;

Thence, with said Batavia Street N 75° 30' E, 150.00 feet to the point of beginning.

Containing 57,343 square feet, or 1.32 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 39,600

Subscribed and sworn to before me, this the 15th day of February, 19 80

Affiant John S. Bryant

My commission expires: 7-19-83 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as ..... (House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for

(a) taxes for 1980, a lien, but not yet due and payable; and
(b) water and sewage easements of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 21st *day of* February, 19 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

GRAY AND DUDLEY COMPANY

By John F. Sorey III
John F. Sorey, III,
President

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said.....

.....*heirs and assigns, forever.*

And.....*do covenant with the said*.....

.....*that*.....*lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And.....

do further covenant and bind.....*heirs and representatives, to warrant and forever defend the title to the said land to the said*.....

.....*heirs and assigns against the lawful claims of all persons whomsoever.*

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

.....

.....

.....

.....

.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Elizabeth A. Heck, *a Notary Public of the State and County aforesaid, personally appeared* John F. Sorey, III, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* president *of the* Gray and Dudley Company, *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* him *self as* president.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 31st *day of* January, *19* 80.

Elizabeth A. Heck
Notary Public

Commission Expires 9/6/81.

ELIZABETH A. HECK NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE

3113 02/19 115.46- CHECK

WARRANTY DEED

FROM

GRAY AND DUDLEY COMPANY

TO

ALTON BOXBOARD COMPANY

F 76790

IDENTIF. REFERENCE

FEB 19 9 04 AM '80

FELIX E. MOON JR. REGISTER
DAVIDSON COUNTY, TENN.

File Bad 18

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

BOOK 5567 PAGE 182

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5567 PAGE 183

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			39600.00- MO	
	VD		39600.00 MO	
			39600.00- CO	
			102.96 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 115.46-	
			31138SF/15/FB 50	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76790

IDENTIF. REFERENCE

FEB 19 9 04 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 742407