THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (KBS/js)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5604 PAGE 69

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joe Kraft & Shirley Cohen, Trustees of the J. B. Cohen Irrevocable Trust under Trust Agreement, dated February 1, 1980, of record in page 777, R.O.D.C.T.	J. B. Cohen 724 2nd Avenue North Nashville, TN 37201	17W-11400 93-07-032.

FOR AND IN CONSIDERATION of the sum of Fifty-One Thousand Five Hundred ($51,500)---------- Dollars,

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged

Namolco, Inc., a Delaware corporation (formerly National Molasses Company)

have this day bargained and sold, and do hereby transfer and convey unto the said Joe Kraft and Shirley Cohen, Trustees of the J. B. Cohen Irrevocable Trust under Trust Agreement, dated February 1, 1980, of record in Book 5599 page 777 R.O.D.C.T. their the Grantee herein, (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract I

Land in Davidson County, Tennessee being part of Lot No. 1 on the Map of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, Register's Office for Davidson County, Tennessee, and described as follows:

BEGINNING at a point on the westerly boundary of a certain tract of land heretofore deeded from C. W. Amis and wife, to National Molasses Company, under deed recorded in Book 3434, page 573, Register's Office for Davidson County, Tennessee, 140 feet southerly from the northwest corner of said tract; thence southerly along said western boundary 110 feet to a point which is the southwest corner of said tract; thence westerly 55 feet along and in the prolongation of the southern boundary of said tract to a point; thence northerly 110 feet on a line parallel to the western boundary of said tract to a point; thence easterly 55 feet on a line parallel to the said prolongation of the southern boundary of said tract, to the point of beginning.

Being the same property conveyed to National Molasses Company, a Delaware corporation, (the name of said corporation having since been changed to Namolco, Inc.) from Mrs. Orlean G. Amis, a widow, by deed of record in Book 3646, page 444, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Book 3703, page 43, said Register's Office.

Tract II

Land in Davidson County, Tennessee, being part of Lot No. 2 on the Map of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, Register's Office for said County, described as follows:

BEGINNING at a point in the southerly margin of a railroad right of way, said right of way being immediately south of Duncan Street (formerly Davidson Street), and which point is the northwesterly corner of a certain tract of land heretofore transferred by C. W. Amis and wife, to Tennessee Beer Company, said transfer being of record in Book 1534, page 333, R.O.D.C., Tennessee; thence in a westerly direction along the southerly margin of a railroad right of way 140 feet to a point; thence in a southerly direction parallel to the western boundary of said Tennessee Beer Company property, 250 feet to a point; thence easterly, parallel to the southern margin of the railroad right of way, 140 feet to the western boundary of said Tennessee Beer Company property, thence in a northerly direction along and in the west boundary of said Tennessee Beer Company property, 250 feet to the point of beginning.

Being the same property conveyed to National Molasses Company, a Delaware corporation (the name of said corporation having since been changed to Namolco, Inc.) from Mrs. Orlean G. Amis, a widow, of record in Book 3531, page 491, said Register's Office.

CONTINUED ON EXHIBIT "A"

EXHIBIT "A"

Also conveyed are the following easement running with the land for the benefit of the property conveyed:

The Grantee, its successors or assigns, shall have the right to maintain pipelines along the easterly margin of the property formerly owned by Amis and wife, and lying between the property herein conveyed and the Cumberland River, said pipelines to consist of an eight (8) inch pipeline and such smaller pipes as may be necessary or proper to connect the property herein described with unloading facilities on the Cumberland River. The Grantee, its successors and assigns, shall have the right to load and unload barges from the Cumberland River from and into the pipeline connecting the property herein conveyed with the River, and Grantee, its successors and assigns, shall expressly have the right to maintain barge unloading and loading facilities from the top of the bank to the low water mark upon the twenty (20) foot easement hereinafter granted, and shall expressly have the right to moor floats, boats or barges at any and all points between the normal high water and low water marks from where the eastern boundary of the Amis property meets the River, downstream from said point two hundred (200) feet along the bank of the River.

The Grantee, its successors and assigns, is expressly given the right to access of communication from the property herein conveyed to the Cumberland River, the right of way or access to be twenty (20) feet in width, extending from the property herein conveyed to the bank of the Cumberland River, the eastern margin of said right of way to be the easterly boundary of the Amis property lying between the property herein conveyed and the Cumberland River.

The Grantee, its successors and assigns, shall expressly have the right to service any of its lines herein referred to, if necessary, and to do such excavation as may be necessary in connection with servicing its lines, but Grantee, its successors and assigns, shall in the event excavation should be necessary at any time, replace land excavated in as good or better condition as it was at the time of excavation, all at the expense of the Grantee, its successors and assigns.

The Grantee, its successors, assigns, or licensees, shall have the right to go upon the property covered by the easements herein described and travel over said property and shall also have the right to maintain, install or operate such facilities thereon as it may deem proper, including particularly pipelines, electric wires, roads, and any necessary equipment thereon, with due regard to the right of the owner thereof, his heirs or assigns or licensees, to travel over or use said easement. However, Grantee, its successors and assigns and licensees shall expressly have the right to maintain permanent barge loading and unloading facilities on the 20 foot easement from the top of the bank of the Cumberland River to the low water mark of said River, even if said facilities might interfere with the free use of this part of the easement by others. The right to use the twenty (20) foot right of way and the two hundred (200) foot River bank frontage, shall not be exclusive with the Grantee, its successors, assigns, or licensees.

F 9 0 1 6 2

RUSH

IDENTIF. REFERENCE

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MAY 20 4 09 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF ~~DAVIDSON~~ MONTGOMERY

The actual consideration or value whichever is greater, for this transfer is $ 51,500

Subscribed and sworn to before me, this the 9th day of May, 80

Affiant James Phillips V.P.

NANCY A. WAGNER, Notary Public
Horsham Twp., Montgomery Co.
My Commission Expires July 5, 1982

My commission expires: (Affix Seal)

Notary Public Nancy A. Wagner

unimproved ( )
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.

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 9th *day of* May, 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.*

NAMOLCO, INC.

BY: James Phillips V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

.....

BOOK 5604 PAGE 72

.....

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~~ PENNSYLVANIA
COUNTY OF ~~XXXXXXXX~~ MONTGOMERY

Before me, Nancy A. Wagner, a Notary Public of the State and County aforesaid, personally appeared James Phillips, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Vice President of the Namolco, Inc., the within named bargainor, a corporation, and that he as such, 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 Vice President.

Witness my hand and seal, at office in Horsham, Pennsylvania, this 19th day of May, 1980.

NANCY A. WAGNER, Notary Public
Horsham Twp., Montgomery Co.
My Commission Expires July 5, 1982

Nancy A. Wagner
Notary Public

Commission Expires.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5604 PAGE 73

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
			$1500.00- CO	
			133.90 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 146.40-	
			0019A05/20/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F90162

IDENTIF. REFERENCE

MAY 20 4 10 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 758668