This instrument prepared by Ervin M. Entrekin, Attorney, 26th Floor, First American Center, Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5814 PAGE 684

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Industrial Revenue Board 1303 Gallatin Road North Madison, Tennessee 37115	SAME	132-3 11

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

ASPHALT PRODUCTS COMPANY, a partnership composed of William B. Akers and J. Clark Akers, III has this day bargained and sold and does hereby transfer and convey unto THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a public, non-profit corporation organized and existing under the laws of the State of Tennessee, its successors and assigns, certain real estate in Davidson County, Tennessee, and described in the attached Exhibit "A".

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, a public, non-profit corporation organized and existing under the laws of the State of Tennessee, its successors and assigns, forever;

Asphalt Products Company does covenant 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, except for current taxes and as otherwise indicated herein.

Asphalt Products Company does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to said real estate to The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, its successors and assigns, against the lawful claims of all persons, and further that it covenants and binds itself, its successors and assigns likewise to warrant and forever defend title to said real estate to Koch Fuels, Inc., its successors and assigns following the conveyance by Special Warranty Deed from The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County to Koch Fuels, Inc., which deed shall be executed and recorded immediately following the execution and recordation of this deed.

Jo Ann Akers, wife of William B. Akers and Eleanor Akers, wife of J. Clark Akers, III, join in the execution of this Warranty Deed for the purpose of quitclaiming all right, title and interest which they have or either of them may have in and to the within described property.

WITNESS our hands this 2nd day of November, 1981.

G 6 6 5 9 4

IDENTIFICATION REFERENCE

Nov 2 4 08 PM '81

REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

RUSH

ASPHALT PRODUCTS COMPANY,
A Partnership

By: W. B. Akers
WILLIAM B. AKERS

BY: J. Clark Akers III
J. CLARK AKERS, III

Jo Ann Akers
JO ANN AKERS

Eleanor Akers
ELEANOR AKERS

CHECK

5163

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $ 145000 .

Subscribed and sworn to before me, this the 2nd day of ~~October~~ November, 1981.

Ellen M Ewe
AFFIANT

Linda R. Kirkpatrick
NOTARY PUBLIC

MY COMMISSION EXPIRES: 6-19-85
(AFFIX SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared WILLIAM B. AKERS and J. CLARK AKERS, III, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners of ASPHALT PRODUCTS COMPANY, the within named bargainor, a partnership, and that they as such partners being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee this 2nd day of November, 1981.

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-18-82 .

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JO ANN AKERS, wife of WILLIAM B. AKERS and ELEANOR AKERS, wife of J. CLARK AKERS, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of November, 1981.

Patty J. Welch
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-18-82 .

EXHIBIT "A"

WARRANTY DEED
ASPHALT PRODUCTS COMPANY
TO
THE INDUSTRIAL DEVELOPMENT BOARD OF THE
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

Real Estate in the Sixth Civil District of Nashville - Davidson County, Tennessee described as follows:

TRACT I:

Land in the Sixth Civil District of Davidson County, Tennessee, being a portion of the tract conveyed by the United States of America to Tennessee Development Company as record in Book 1561, page 117, Register's Office for Davidson County, Tennessee described as follows:

Beginning at a point in the southerly margin of William B. Akers and J. Clark Akers, III, Book 3902, page 316, Register's Office for Davidson County, Tennessee, said point being 70 feet westwardly from the center line of the TVA tower line and easement as measured along said southerly margin; thence along said southerly margin of Akers, westwardly 75.6 feet to the center line of an L & N Railroad Company lead track, said centerline being the easterly margin of Raymond C. Pierce, Book 1583, page 436, Register's Office for Davidson County; thence, southerly along the curve to centerline of said tract and the easterly margin of Pierce, approximately 181 feet as measured on the chord of said centerline to the northerly margin of a 50 foot dedicated street, sometimes called Hardison Street; thence, easterly along said northerly street margin 16 feet; thence northerly in a straight line, approximately 170 feet to the point of beginning; being an area of approximately 7,000 square feet.

Being the same real property conveyed to William B. Akers and J. Clark Akers, III, d/b/a Asphalt Products Company, a partnership by deed of Tennessee Development Company, a Tennessee corporation of record Book 5214, page 118, Register's Office for Davidson County, Tennessee.

TRACT II:

Beginning at a wooden stake in the centerline of Louisville and Nashville Railroad Company's Classification Center Lead Tract No. 6C which stake is on the easterly prolongation of the northerly boundary of a tract of land conveyed by Grantor to Raymond C. Pierce by deed of record in Book 1583, page 436, Register's Office for Davidson County, Tennessee; thence with the prolongation of the said Pierce by deed of record in Book 1583, page 436, Register's Office for Davidson County, Tennessee; thence the prolongation of the said Pierce north line, north 67 degrees 5 minutes east 145.65 feet to a wooden stake in the centerline of the Tennessee Valley Authority transmission line easement; thence, with the centerline of said TVA easement, north 27 degrees 57 minutes west 286.95 feet to a wooden stake; thence, south 67 degrees 5 minutes west 204.62 feet to a point in the centerline of said L & N Railroad Company's tract 6C; thence, with the centerline of said tract, 300 feet to the beginning; containing 1.2 acres more or less.

Being the same real property conveyed to William B. Akers and J. Clark Akers, III by deed of Asphalt Products Company, Inc. of record in Book 3902, page 316, Register's Office for Davidson County, Tennessee.

There is further conveyed to the Grantee herein an easement for the maintenance and operation of a spur track and other rights granted in deed of record in Book 3902, page 316, said Register's Office and the easements and rights created and granted in agreement of record in Book 5214, page 121, said Register's Office.

Likewise, this conveyance is subject to easements reserved of record in Book 5214, page 118, Register's Office for Davidson County, Tennessee, easements referred to in deed of record in Book 3902, page 316, said Register's Office and easements created and granted by agreement of record in Book 5214, page 121, said Register's Office.

This is improved property known as 3035 Powell Avenue, Nashville, Tennessee 37204