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

SPECIAL WARRANTY DEED

BOOK 5814 PAGE 687

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NOS.
Koch Fuels, Inc. Koch Asphalt Division P. O. Box 2256 Wichita, Kansas 37201	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,

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, acting by and through its duly authorized officers has this day bargained and sold and does hereby transfer and convey unto KOCH FUELS, INC., a Delaware corporation qualified to do business in Tennessee, its successors and assigns, certain real estate in Davidson County, Tennessee, described in the attached Exhibit "A"

TO HAVE AND TO HOLD said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging, to the said Koch Fuels, Inc., its successors and assigns, forever,

The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County does covenant with the said Koch Fuels, Inc. that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current taxes and as otherwise herein set out.

The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County does further covenant and bind itself, its successors and assigns to specially warrant and forever defend the title to the said land to the said Koch Fuels, Inc., its successors and assigns, against the lawful claims of any person claiming through The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County and does hereby assign and set over unto the said Koch Fuels, Inc. the covenants and warranties of Asphalt Products Company, a partnership composed of William B. Akers and J. Clark Akers, III that it will forever defend the title to the said land to the said Koch Fuels, Inc., it successors and assign against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this Special Warranty Deed has been executed this 2nd day of November, 1981 by The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Tennessee by its duly authorized officers.

G66595

IDENTIF. REFERENCE

Nov 2 4 09 PM '81

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

RUSH

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE METROPOLITAN GOVERNMENT OF
NASHVILLE AND DAVIDSON COUNTY

By: W E McDonald

ATTEST BY:

Nettie Scaff
ASST. SEC'Y

11/02 1946.50- FEIK

6169

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $745,000.

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

AFFIANT

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 E. McDonald, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice Chairman of THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a public, non-profit corporation, the within named bargainor, a corporation, and that he as such Vice Chairman, 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 Chairman.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: April 21, 1985.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Nettie Scalf, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be the Secretary of THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a public, non-profit corporation, the within named bargainor, a corporation, and that she as such Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by herself as Secretary.

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

NOTARY PUBLIC

MY COMMISSION EXPIRES: April 21, 1985.

EXHIBIT "A"

SPECIAL WARRANTY DEED
THE INDUSTRIAL DEVELOPMENT BOARD OF THE
METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY
TO
KOCH FUELS, INC.

Land 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.

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 The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County by deed of William B. Akers and J. Clark Akers, III, d/b/a Asphalt Products Company, a partnership of record Book 5814, page 684, 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

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5814 PAGE 690

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
			745000.00- CO 1937.00 CO TX .50 PRFEE 9.00 WDEED CHECK 1946.50-	

6169A11/02/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G66595

IDENTIF. REFERENCE

Nov 2 4 09 PM '81

REGISTER
DAVIDSON COUNTY, TENN.

No. 851361