THIS INSTRUMENT PREPARED BY:
M. Taylor Harris, Jr.
230 Fourth avenue, N.
6th Floor
Nashville, TN 37219

6973 63

IDENTIF. REFERENCE

JUN 25 4 28 PM '82

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

BOOK 5903 PAGE 575

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]
The actual consideration or value, whichever is greater, for this transfer is $ 171,430.00

Affiant

Subscribed and sworn to before me, this the 25th day of June, 1982.

Notary Public

My ~~commission expires~~ _____
(a~~ffix~~ seal)

Address New Owner(s) as follows:
Oceanbridge Industries
(name)
3765 Hempstead Turnpike
(street address or route no.)
Mineola, New York
(city) (state) (P.O.Zip)

Send Tax Bills to:
Same
(name)
~~Inc. c/o~~ Patricia Hayes
32 55 East 84th St
(street address)
New York, New York
(city) (state) (zip)

Map-Parcel Nos.
91-31
91-2-70
91-2-239
91-2-244
91-2-253
91-2-257
91-2-259
~~91-2-268~~
91-2-21
91-2-22

TRUSTEE'S DEED

This Indenture made this 22nd day of June, 1982, between John C. McLemore, Trustee in the Chapter 11 Bankruptcy Proceeding of Holder & Northern Lumber Company and Holder & Northern Lumber Sales, Inc., Grantor, and Oceanbridge Industries, Inc., Grantee:

Witnesseth, the Grantor, by virtue of his power and authority as Trustee and further by virtue of an order of the United States Bankruptcy Court for the Middle District of Tennessee, dated June 9 1982, in Bankruptcy Case Nos. 380-02701 and 380-02702, for Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and release unto the grantee, its successors and assigns forever, the real property located in Nashville, Davidson County, Tennessee, as more fully described on Exhibit 1 attached hereto.

As authorized by the aforesaid order of the United States Bankruptcy Court for the Middle District of Tennessee, this transfer is free and clear of all liens except those liens and claims stated on Exhibit 1 hereto, to which this transfer is subject.

IN WITNESS WHEREOF the Grantor has hereunto set his hand on the day and year first shown above.

John C. McLemore, as Trustee in the Chapter 11 Bankruptcy proceeding of Holder & Northern Lumber Company and Holder & Northern Lumber Sales, Inc.

State of Tennessee]
County of Davidson]

Before me, Alice Ann Bell, a Notary Public in and for the said County and State, personally appeared John C. McLemore, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Trustee in the Chapter 11 bankruptcy proceedings of Holder & Northern Lumber Company and Holder & Northern Lumber Sales, Inc., and that, having been authorized so to do, he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, the 22nd day of June, 1982.

My commission expires 1-22-84

Notary Public

EXHIBIT 1

TRACT NO. 1:

LAND in Davidson County, Tennessee, being Lots Nos. 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, and 1619, of Block 57 on the Map of Plan No. 2 of West Nashville, as of record in Book 57, page 172, Register's Office for said County.

SAID lots adjoin and front together 260 feet on the north side of New York Avenue and run back between parallel lines, Lot No. 1601 running back along the west margin of 57th Avenue, North, 150 feet to an alley.

BEING the same property conveyed to Holder & Northern Lumber Company by warranty deed from Joe B. Holder and wife, Mildred R. Holder of record in Book 5476, page 962, Register's Office of Davidson County, Tennessee.

TRACT NO. 2:

BEING Lots Nos. 1610, 1612, 1614, 1616, 1618, 1620, 1622 and 1624, Block 56, on the Map of Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

SAID Lots in Block No. 56 adjoin and front together 210 feet on the south side of New York Avenue and run back between parallel lines, Lot No. 1624 running back along the east margin of 58th Avenue, North, 150 feet to an alley.

BEING the same property conveyed to Holder & Northern Lumber Company by warranty deed from Joe B. Holder and wife, Mildred R. Holder of record in Book 5476, page 965, Register's Office of Davidson County, Tennessee.

The property is unencumbered except for the easement for sanitary sewers and/or storn drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by J. B. Holder, et ux, across premises as set out in instrument of record in Book 5010, page 363, Register's Office for Davidson County, Tennessee.

TRACT NO. 3:

BEING Lots Nos. 1614 and 1616 of Block No. 58 in the Plan No. 2 of West Nashville as of record in Book 57, page 172, Register's Office for said County.

SAID Lots Nos. 1614 and 1616 front 25 feet each on the southerly side of Ohio, formerly Virginia Avenue and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Holder & Northern Lumber Company by warranty deed from Joe B. Holder and wife, Mildred R. Holder of record in Book 5476, page 968, Register's Office of Davidson County, Tennessee.

TRACT NO. 4:

BEING the northwest part of Block "I" on Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

SAID part of Block "I" fronts 60 feet on the southerly side of Virginia Avenue and runs back between parallel lines, with the easterly margin of 57th Avenue North, formerly 16th Street, 150 feet to an alley.

BEING the same property conveyed to Holder & Northern Lumber Company by warranty deed from Joe B. Holder and wife, Mildred Roger Holder of record in Book 5476, page 971, Register's Office for Davidson County, Tennessee.

The property is unencumbered except for the lien of a Deed of Trust executed by Joe B. Holder and wife, Mildred Rogers Holder to Vaden Lackey, Jr., Trustee, dated July 16, 1975, and recorded in Book 4933, page 162, Register's Office of Davidson County, Tennessee, to secure to Fidelity Federal Savings and Loan Association, the payment of a note for $100,000.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein.

TRACT NO. 5:

BEGINNING at an iron pipe on the Southeasterly margin of 60th Avenue at the Southwest corner of Cripp's Lot, known as Lot No. 10; thence in a Southerly direction along the Easterly margin of 60th Avenue 138.76 feet to an iron pipe in the Northwest corner of the property heretofore sold by the Walnut Lumber Manufacturing Company, Inc., to the Farris Hardwood Lumber Company; thence South 58 degrees 32 minutes East along the Northerly boundary of said Farris Hardwood Lumber Company tract 260 feet to an iron pipe in the center of the spur railroad track which skirts the property on the East side thence Northerly following the center of said spur railroad track 14.9 feet; thence Northerly 29 degrees 28 minutes East with the center of said track 100 feet; thence North 25 degrees, 2 minutes East with the center of said track 100 feet; thence North 20 degrees 26 minutes East 93.1 feet with the center of said track to the Southwest corner of the intersection of said track and California Avenue; thence westerly along the Southerly margin of California Avenue 185 feet 4 in. to an iron pipe in the Northeast corner of Cripps' lot, known as Lot No. 10; thence Southerly with the Easterly margin of said Cripps' Lot 175 feet crossing a 25 foot alley to an iron pipe at the Southeast corner of said Cripps' lot; thence Westwardly with the Southerly margin of said Cripps' lot 50 feet to the point of beginning.

BEING the same property conveyed to Holder & Northern Lumber Company by warranty deed from J. B. Holder and wife, Mildred R. Holder of record in Book 5476, page 974, Register's Office of Davidson County, Tennessee.

Excluded from the above-described property is an easement reserved in Warranty Deed of record in Book 4180, page 300, R.O.D.C., Tn., in favor of the L & N Railroad (formerly granted the The Nashville, Chattanooga & St. Louis Railway) and the Central Oak Products Company and any others served by said track,

an industrial railroad track across the property herein conveyed. The said easement is 16 feet wide, that is to say, it runs 8 feet on each side of the center line of the said railroad track which is presently on the property.

This conveyance is subject to a sixteen-foot easement for railroad track of record at Book 1361, page 273, R.O.D.C., Tennessee; and an agreement between Nashville, Chattanooga & St. Louis Railway and Parks & Williamson, et al., of record at book 622, pages 62 and 65, inclusive, R.O.D.C., Tennessee.

TRACT NO. 6:

BEGINNING at a point in the east margin of 60th Avenue (formerly 19th Street), said point being 400 feet north of an iron pipe marking the northeast intersection of 60th Avenue and Morrow Road, said point being also the northwest corner of a tract of land conveyed by Farris Hardwood Lumber Company by deed dated December 18th, 1933 to Travis Smith; thence in a southeasterly direction, with the north boundary line of the land conveyed to Travis Smith which is north of, parallel to, and distant at all points 400 feet from the north margin of Morrow Road, 755.2 feet to a stake in the west margin of 58th Avenue (formerly 17th Street) thence in a northerly direction along the west margin of 58th Avenue (now closed) 849.8 feet to the south margin of California Avenue; thence in a westerly direction with the south margin of California Avenue, 0.5 feet to the center line of a spur track serving the property herein conveyed, said center line being the east boundary of the Walnut Lumber Company's land; thence south with the center line of said track, 20 degrees, 26 minutes west, 100 feet to a point in the center of said track; thence south 25 degrees 02 minutes west 100 feet to a point in the center of said track; thence south 29 degrees, 28 minutes west, 100 feet to a point in the center of said track; thence south 31 degrees 56 minutes west, 14.9 feet to a point in the center of said track; said point being the southeast corner of the Walnut Lumber Company's property; thence in a northwesterly direction along the south margin of Walnut Lumber Company's property, the same being the north margin of Pennsylvania Avenue, if produced 260 feet to a point in the east margin of 60th Avenue; thence in a southwesterly direction with the east margin of 60th Avenue, 361.24 feet to the point of beginning, containing six (6.00) acres, be the same, more or less.

BEING the same property conveyed to Holder & Northern Lumber Company by warranty deed from J. B. Holder and wife, Mildred R. Holder of record in Book 5476, page 979, Register's Office of Davidson County, Tennessee.

This conveyance is subject to a sixteen-foot easement for railroad track reserved in deed of record at Book 1361, page 273, R.O.D.C., Tennessee, an agreement between Nashville Chattanooga & St. Louis Railway and Parks & Williamson, et al., of record in Book 622, pages 62 and 65, inclusive, R.O.D.C., and reservations for 16-foot railroad easement in Book 4180, pages 300 and 314, R.O.D.C., Tenn.

TRACT NO. 7:

BEING Lot No. 2 of Block 18 on the Plan of Cherokee Park Subdivision, of record in Book 161, page 75, Register's Office for said County, described as follows:

BEGINNING at the intersection of 58th Avenue, North, formerly 17th Street; and 60th Avenue North, formerly 19th Street; running thence with the westerly margin of 58th Avenue North, southerly 93 feet to the northerly margin of an alley; thence with the northerly margin of said alley, westerly 46.8 feet to the easterly margin of 60th Avenue North; thence with the easterly margin of said Avenue, northerly 73.8 feet to the beginning.

BEING the same property conveyed to Holder & Northern Lumber Company by warranty deed from Joe B. Holder and wife, Mildred R. Holder as of record in Book 5476, page 984, Register's Office of Davidson County, Tennessee.

TRACT NO. 8:

LAND in Davidson County, Tennessee, being Lots Nos. 1621 and 1623, Block 57, on the Map of Plan No. 2, West Nashville of record in Book 57, page 172, said Register's Office.

SAID Lots adjoin and front together 60 feet on the north side of New York Avenue and run back between parallel lines, lot 1623 running back along the east margin of 58th Avenue North, 150 feet to an alley.

BEING the same property conveyed to Holder & Northern Lumber Company by deed from Joe B. Holder, Sr. and wife, Mildred R. Holder as of record in Book 5476, page 990, said Register's Office.

The property is unencumbered except for agreement in the deed from John B. Gooch and wife, to Joe B. Holder and wife of record in Book 1518, page 425, Register's Office for said County, as follows: Grantors herein shall have refusal of any future sale. "Grantors herein shall have the right to extend any spur tract (R. R.) that may be placed or constructed on property herein conveyed and the right to intersect and connect therewith." (Upon information provided by Mrs. Joe B. Holder, both John B. Gooch and his wife are deceased.)

TRACT NO. 9:

LAND in Davidson County, Tennessee, being Lots Nos. 1602 and 1604 of Block No. 58, Plan No. 2, West Nashville, as of record in Book 57, page 172, said Register's Office.

SAID Lots Nos. 1602 and 1604 front together 60 feet on the southerly side of Ohio, formerly Virginia Avenue and run back between parallel lines, with the westerly margin of 57th Avenue North, formerly 16th Street, 150 feet to an alley.

BEING the same property conveyed to Holder & Northern Lumber Company by deed from Joe B. Holder, Sr. and wife, Mildred R. Holder as of record in Book 5476, page 993, Register's Office of Davidson County, Tennessee.

TRACT NO. 10:

LAND in Davidson County, Tennessee, being Lots Nos. 1606 and 1608 of Block No. 58 in Plan No. 2, West Nashville, Davidson County, Tennessee, which plan is recorded in Book 57, page 172, Register's Office for said County.

SAID lots adjoin and front 50 feet on the south side of Virginia Avenue and extend back southwardly between parallel lines 150 feet to an alley, and show together 50 feet on said alley.

BEING the same property conveyed to Holder & Northern Lumber Company from Joe B. Holder and wife, Mildred R. Holder of record in Book 5476, page 996, R.O.D.C., Tennessee.

TRACT NO. 11:

LAND in Davidson County, Tennessee, being Lots Nos. 1610 and 1612, Block 58, Plan No. 2, West Nashville, which is of record in Book 57, page 172, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 1610 and 1612 adjoin and front together 50 feet on the southerly side of Ohio Avenue, formerly Virginia Avenue, and run back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Holder & Northern Lumber Company by Joe B. Holder and wife, Mildred R. Holder of record in Book 5477, page 1, R.O.D.C., Tennessee.

TRACT NO. 12

LAND in Davidson County, Tennessee, being part of a tract of land as shown on the Map of Warren B. Sloan's Plan of Reserved Factory sites as laid out by the Realty Savings Bank and Trust Company, of record in Book 421, page 169, said Register's Office, described according to a survey dated July, 1976, prepared by Willian R. Ingram, Surveyor, as follows:

BEGINNING at a point lying on the easterly margin of 60th Avenue, North, said point further described as being the northwest corner of the W. W. Gossage, and wife, property of record in Book 4270, page 504, said Register's Office, and the southwest corner of the herein described property; thence along the easterly margin of the said 60th Avenue North, North 31° 45' East 275.0 feet to the southwest corner of the J. B. Holder and wife, property, of record in Book 4180, page 314, said Register's Office, and the northwest corner of the herein described property; thence leaving the said easterly margin and running along the southerly line of the said Holder property South 58° 15' East 747.5 feet to a point lying on the westerly margin of 58th Avenue North (said 58th Avenue North remaining unconstructed at the time of this survey), the northeast corner of the herein described property; thence along said westerly margin South 6° 18' East 349.19 feet to a point, said point being the northeast corner of the J. W. Martin, and wife, property, of record in Book 1759, page 593, said Register's Office, and the southeast corner of the herein described property; thence leaving said westerly margin and running along the northerly line of the unrecorded "Morrow Road Subd." as shown on a survey by the W. W. Turner Company dated August 7, 1974, North 58° 15' West 962.7 feet to the point of beginning.

Being the same property conveyed to Holder & Northern Lumber Sales, Inc., a Tennessee corporation, by deed from Thomas P. Stephens, Sr., of record in Book 5044, page 363, said Register's Office.

Subject to an easement for sanitary sewers and/or storm drainage granted in Book 5039, page 863, R.O.D.C.; and any other utility or sewer easements of record, if any.

The property is unencumbered except for a Vendor's lien retained in deed from Thomas P. Stephens, Sr. to Holder & Northern Lumber Sales, Inc., a Tennessee corporation, dated July 12, 1976, and recorded in Book 5044, page 363, Register's Office for Davidson County, Tennessee, to secure the payment of a note for $130,000.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein; and as modified to increase the interest rate to 16% effective July 1, 1981 by order of the Bankruptcy Court for the Middle District of Tennessee entered on or about September 10, 1981; together with other provisions of that order.

TRACT NO. 13:

Land in Davidson County, Tennessee, being part of Block "B" on the Plan of the Cherokee Park Subdivision as of record in Book 181, page 175, said Register's Office, and more particularly described as follows:

Beginning at the margin of Centennial Boulevard at the Southwest corner of said Avenue with Grat Avenue, formerly 20th., St. West Nashville, and running thence westerly 50 feet along the Southerly margin of said Centennial Boulevard; thence at right angles to Centennial Boulevard in a Southerly direction 161 feet to a 15 foot alley; thence at right angles westerly 50 feet along the northerly margin of said alley to the Westerly margin of said 61st. Avenue, 161 feet to the beginning.

Being the same property conveyed to Holder & Northern Lumber Company, a partnership, by deed from Dora Austin and husband, Chester W. Austin, of record in Book 2041, page 393, said Register's Office; and thereafter conveyed to Holder & Northern Companies, Inc., a Tennessee corporation whose name was changed to Holder & Northern Lumber Company, by deed recorded at Book 5477, page 4, R.O.D.C., Tennessee.

Subject to a Restrictive covenant dated March 24, 1952 at Book 2041, page 447 that no groceries may be sold on the premises for a period of forty years.

TRACT NO. 14:

Being Lot No. 10 of Block 13, Cherokee Park Subdivision, a plan of which subdivision is of record in Book 161, page 75, Register's Office for said County, (Block 13 not being shown on recorded plan).

Said Lot No. 10 fronts 50 feet on the southerly side of California Avenue and runs back between parallel lines with the easterly margin of 60th Avenue, North, formerly 10th Street, 150 feet to an alley.

Being the same property conveyed to Holder & Northern Lumber Company by deed from Holder Development Co. of record in Book 5476, page 987, Register's Office for Davidson County, Tennessee

TRACT NO. 15:

Land in Davidson County, Tennessee, being part of Block "J" and part of Blocks 59, 60, 61, and 62 on Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County, and also that part of the streets and alleys lying between said blocks, shown on said plan, and described according to a survey made by W. B. Southgate, Surveyor, as follows:

Beginning on the northerly margin of Centennial Boulevard, said point of beginning being the northeast corner of said Boulevard and a 25 foot street lying between the property of Tennessee Hickory Products Company and a 2-acre lot owned by John B. Ranson and Company but not leased to Virginia Lumber Company; thence with the easterly margin of said street, north 28-1/2° east 215 feet to a point on the north side of the railway tract; thence with the east line of a lot owned by John B. Ranson and Company, north 20° east 331 feet to the south line of the property owned by Ralston Purina Company; thence with the south line of the same, south 50-3/4° east 466 feet to the northwest corner of another lot owned by the John B. Ranson Company; thence with the west line of said lot, south 35° west 384 feet to an iron pin in the northerly margin of said Boulevard; thence with the northerly margin of said Boulevard in a westerly direction 375 feet to the beginning.

Being the same property conveyed to Mildred R. Holder, Clyde R. Watson, Sarah R. Pert, and Holder & Northern Companies, Inc., by Quitclaim Deed of record in Book 5472, page 402, Register's Office for Davidson County, Tennessee, and conveyed to Holder & Northern Companies, Inc. by deed from Mildred R. Holder, Clyde R. Watson, and Sarah R. Pert, of record in Book 5472, page 406, Register's Office for Davidson County, Tennessee.

This conveyance of Tracts 1 through 15 is subject to the following: Deeds of Trust of record in favor of First American Bank of Nashville, N.A., including but not limited to those of record in the Register's Office for Davidson County, Tennessee as follows: Book 5243, pages 136, 147, 157 and 166, Book 5472, page 411, and Book 5477, page 7; Deed of Trust in favor of Joe B. Holder, Sr. and Mildred R. Holder of record at Book 5477, page 42, R.O.D.C., Tennessee; any financing statements filed against fixtures on said real estate by First American Bank of Nashville, N.A., Commercial Credit Industrial Corporation, BarclaysAmerica Leasing, Inc. (formerly American Lease Plans, Inc.), South Central Leasing, Inc., or First National Bank of Fordyce, Arkansas (Spears Construction Company, Inc.); and real estate taxes for 1982.

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

RECEIVED OF _____

FOR _____

BOOK 5903 PAGE 583

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
			171430.00- CO	
			445.64 CO TX	
			.50 PRFEE	
			24.00 CCOPY,	
	VD		24.00- CCOPY,	
			24.00 WDEED	
			CHECK 470.14-	
4880406/25/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G.9. 7 3 6 3

IDENTIF. REFERENCE

JUN 25 4 29 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 888545