This Instrument Prepared by Christian A. Horsnell, Barksdale, Whalley, Gilbert, Frank & Milom, Thirteenth Floor, Third National Bank Bldg., Nashville, TN 37219

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| P. B & S. Chemical Company, Inc. | Same | 79-23 |
| (NAME:) | (NAME) | |
| Post Office Box 20 | | |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Henderson, KY 42420 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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

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

BOOK 6113 PAGE 498

We, Elinor D. Saperstein, Jerald Doochin and Robert S. Doochin,

*have this day bargained and sold, and do hereby transfer and convey unto the said* P. B. & S. Chemical Company, Inc. a Kentucky corporation *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

See Attached Exhibit "A" for Legal Description

RUSH

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN
AUG 19 12 41 PM '83
IDENTIF. REFERENCE
M.B. 8275

Dianne Doochin, wife of Jerald Doochin; Rudy Saperstein, husband of Elinor D. Saperstein; and Alberta Doochin, wife of Robert S. Doochin, all join in this conveyance to transfer any rights they may have in the subject property, marital or otherwise.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 500,000.00

Subscribed and sworn to before me, this the 16th day of August 19 83

My commission expires: 11/3/85 (Affix Seal)

Affiant Robert S. Doochin

Notary Public H. A. Gilbert

S. A. GILBERT ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 7145 Centennial Boulevard, Nashville, Tennessee 37209
(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 as noted herein.

*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* 16th *day of* August *19* 83 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elinor D. Saperstein
Elinor D. Saperstein

Rudy Saperstein
Rudy Saperstein

Jerald Doochin
Jerald Doochin

Dianne Doochin
Dianne Doochin

Robert S. Doochin
Robert S. Doochin

Alberta Doochin
Alberta Doochin

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Personally appeared before me,* Harris A. Gilbert, *a Notary Public in and for said County and State,* Elinor D. Saperstein, Rud Saperstein, Dianne Doochin, Jerald Doochin, Alberta Doochin and Robert Doochin

*the within named bargainor S., 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* 6th *day of* August, *19* 83

Harris A. Gilbert
*Notary Public*

*Commission expires* 11/15/85

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____ *with whom I am personally acquainted, and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____ *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* _____ *self as* _____

*Witness my hand and seal, at office in* _____,
*this* _____ *day of* _____, *19* _____

_____ *Notary Public*

*Commission expires* _____

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, _____, a Notary Public in and for said County and State, _____

the within named 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:_____

**WARRANTY DEED**

FROM
Elinor D. Saperstein, Jerald Doochin and Robert S. Doochin

TO
P. B. & S. Chemical Company, Inc.

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

LEGAL DESCRIPTION

BOOK 6119 PAGE 498

Land in Davidson County, Tennessee, being approximately 2.25 acres, as more clearly described in a survey made by William M. Keel, dated June 21, 1983, as follows:

Beginning at an iron pin, said point being South 12° 30' West 289.4 feet from the Northwest corner of Tract 1 of the property conveyed to Jerald Doochin, Eleanor Doochin Saperstein, and Robert Doochin by deed from Nathan Doochin and wife, Minnie Doochin, of record in Book 4701, page 761 of the Register's Office of Davidson County;

Thence, North 83° 32' 00" East 120.92 feet to an iron pin;

Thence, South 69° 52' 55" East 191.0 feet to an iron pin;

Thence, South 25° 00' 35" East 129.17 feet to an iron pin;

Thence, South 10° 33' 15" East 108.78 feet to an iron pin;

Thence, with the Northerly margin of the right of way of the L & N Railroad track to the property of the Ford Motor Glass Plant, along a curve to the left with a radius of 877.81 feet, 100.0 feet to an iron pin;

Thence, along a curve to the left with a radius of 548.96 feet, 368.4 feet to an iron pin;

Thence, North 88° 55' West 93.3 feet to an iron pin;

Thence, North 12° 30' East 255 feet to the point of beginning, containing 2.25 acres, more or less.

Being part of the same property conveyed to Elinor D. Saperstein, Robert S. Doochin, Jerald Doochin and Nathan G. Doochin and wife, Minnie J. Doochin, by deed from the State of Tennessee of record in Book 3923, page 924, Register's Office for Davidson County, Tennessee, and being part of the same property conveyed to Jerald Doochin, Eleanor Doochin Saperstein and Robert Doochin by deeds from Nathan Doochin and wife, Minnie Doochin, of record in Book 4568, page 641, and Book 4701, page 761, said Register's Office.

Nathan Doochin and Nathan G. Doochin being one and the same individual. Minnie Doochin and Minnie J. Doochin being one and the same individual. Robert Doochin and Robert S. Doochin being one and the same individual. Elinor D. Saperstein and Eleanor Doochin Saperstein being one and the same individual.

The Grantors herein specifically reserve to themselves, their heirs, representatives and assigns, a ten (10) feet wide easement for a rail spur to serve the adjoining property of Grantors. Such easement lies at all time parallel to and ten (10) feet from the northeasterly boundary line of the subject property as shown on a survey by William Marlin Keel dated June 21, 1983. Grantors hereby agree that if such easement is abandoned and not used for a rail spur or the maintenance thereof for a period of two (2) years, such easement will be extinguished and all rights of Grantors therein shall cease.

This conveyance is subject to the following:

1. Gas pipeline easement to the Colonial Pipeline Company of record in Book 3705, page 149, said Register's Office.

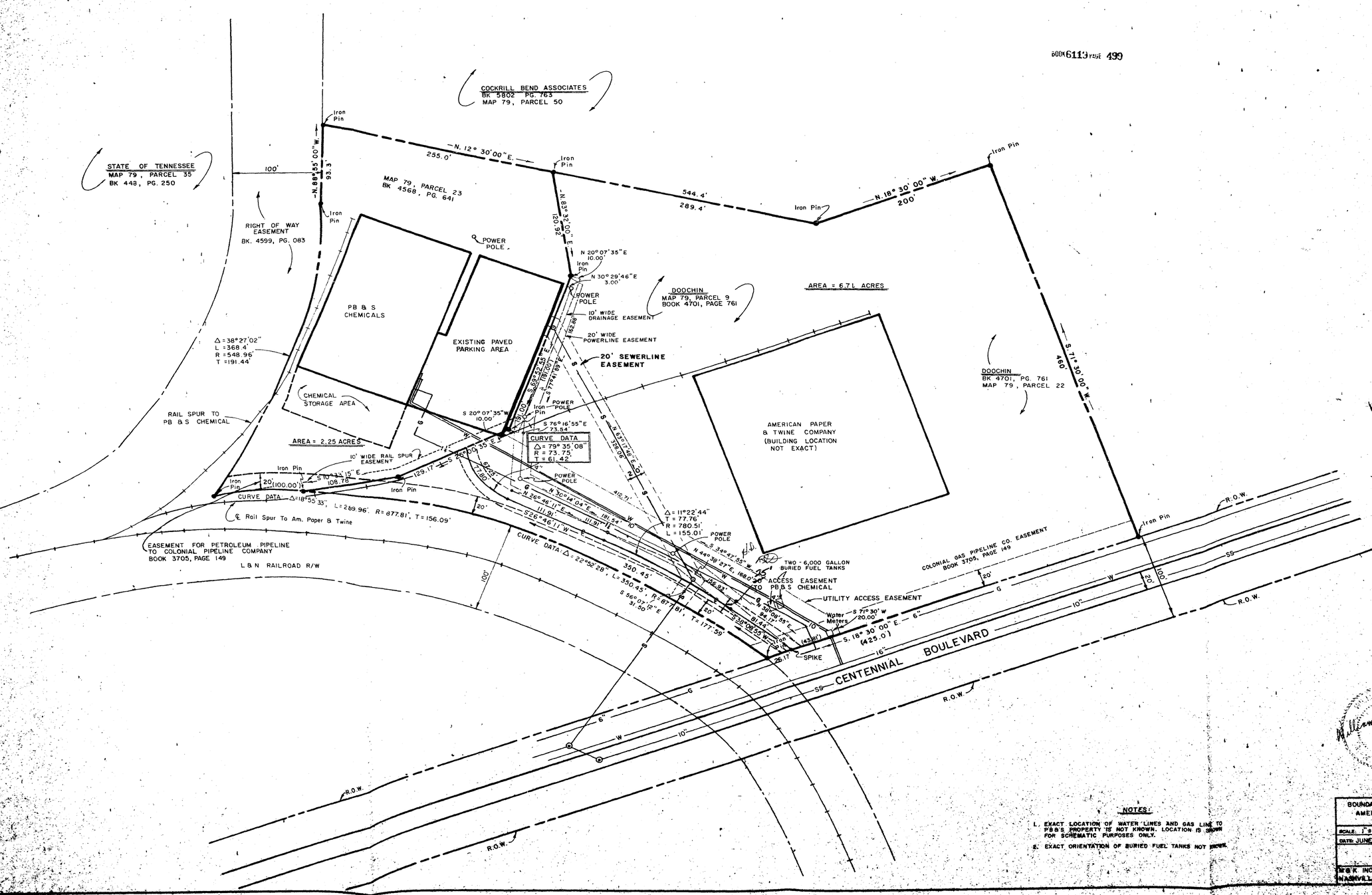
2. The above reserved rail spur easement.

3. Existing rail spur, sewer line, drainage, utility access (for water and gas lines) and aerial utility cables currently on the property, as shown on the attached survey by William Marlin Keel dated June 21, 1983.

4. 1983 Real property taxes, which have been prorated and assumed by the Grantee herein, which Grantee agrees to pay.

08/19 1324.50- CHECK

1144




William M. Keel
6-21-83

Attachment to Exhibit A

NOTES:

1. EXACT LOCATION OF WATER LINES AND GAS LINE TO P B & S PROPERTY IS NOT KNOWN. LOCATION IS SHOWN FOR SCHEMATIC PURPOSES ONLY.
2. EXACT ORIENTATION OF BURIED FUEL TANKS NOT KNOWN.

BOUNDARY SURVEY OF THE
AMERICAN PAPER AND TWINE COMPANY &
P B & S CHEMICAL COMPANY

| | | |
|---|---|---|
| SCALE: 1" = 50' | APPROVED BY WBK | REVISED BY |
| DATE: JUNE, 1983 | | |

CENTENNIAL BOULEVARD
NASHVILLE, TN

W & R INC., 1400 EIGHTH AVENUE SOUTH
NASHVILLE, TN 615-256-9081

## OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 500000.00- CO | |
| | | | 1300.00 CO TX | |
| | | | .50 PRFEE | |
| | | | 24.00 WDEED | |
| | | | CHECK 1324.50- | |
| 1144A06/15/83 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.B. 27.5

IDENTIF. REFERENCE

AUG 19 12 41 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 972624