OFFICIAL RECEIPT

BOOK 6237 PAGE 171

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 612,030.00
Janet L. Strother
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 27th DAY OF Feb. 1984
W. Johnson
Deputy Register

This instrument prepared by
William C. Basney, Attorney at Law
500 Water Street
Jacksonville, Florida WCB

Map 34
R.R. Prop - Ju

Address New Owner as Follows:

E. I. DuPont de Nemours and Company
(Name)

1007 Market Street
(Address)

Wilmington, Delaware 19898
(City) (State) (Zip Code)

Send Tax Bills to:

Same
(Name)

(Address)

(City) (State) (Zip Code)

FOR AND IN CONSIDERATION of the sum of Six Hundred Twelve Thousand Thirty Dollars ($612,030.00), cash in hand paid by E. I. DU PONT DE NEMOURS AND COMPANY, a Delaware corporation, hereinafter sometimes called Grantee, the receipt of which is hereby acknowledged, SEABOARD SYSTEM RAILROAD, INC., a Virginia corporation, hereinafter sometimes called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto the said Grantee, its successors and assigns, subject to the conditions hereinafter stated, 3 tracts of land in the Edenwold Industrial District in the Second Civil District of Davidson County, Tennessee, more particularly described as follows:

Tract One

Beginning at a railroad rail with punch in the easterly right of way of the Seaboard System Railroad, Inc., said railroad rail with punch being N 49° 58' E, three hundred seven and two tenths (307.2) feet and S 40° 02' E, fifty (50) feet from Mile Post Number 176; and fifty (50) feet southeasterly from the centerline of the railroad spur track serving the Peterbilt Plant; thence running fifty (50) feet south of, and parallel with said centerline of spur track as follows: N 57° 57' E, one hundred twelve and eight tenths (112.8) feet to an iron pin; Southeasterly with a curve to the right five hundred sixty-four and fifty-two hundredths (564.52) feet to an iron pin, said curve having a central angle of 75° 41' 00", a radius of 428.34 feet, and a chord of 525.56 feet at S 84° 12' 30" E; S 46° 22' E, one

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hundred seventy-five and eight tenths (175.8) feet to an iron pin; thence S 43° 38' W, fifteen (15) feet to an iron pin; thence running sixty-five (65) feet south of, and parallel with the aforementioned centerline of spur track as follows: S 46° 22' E, five hundred forty and three tenths (540.3) feet to an iron pin; Southeasterly with a curve to the right eighty and eighty-five hundredths (80.85) feet to a concrete monument, said curve having a central angle of 11° 14' 04", a radius of 413.34 feet, and a chord of 80.92 feet at S 40° 44' 58" E; thence S 83° 45' W, passing over a railroad rail with punch at sixty-six and ninety-three hundredths (66.93) and continuing on, in all, nine hundred eighty-nine and eight tenths (989.8) feet to a railroad rail with punch in the easterly boundary of Eugene O. Smith, et al, property, of record in Deed Book 3071, page 507, R.O.D.C., Tennessee, said railroad rail being a northwest corner of Tom L. Hill, et ux, property, of record in Deed Book 1733, page 421, R.O.D.C., Tennessee, and a southwest corner of the subject tract; thence N 16° 19' W, six hundred ninety-five and two tenths (695.2) feet to the point of beginning, containing 12.99 acres, more or less. This tract is designated as "Tract #2" in Option dated October 12, 1983, between the Grantor and Grantee.

Tract One described above is subject to an easement in favor of Nashville Electric Service for a transmission line right of way, one hundred (100) feet in width across the southwesterly portion thereof, of record in Deed Book 1163, page 587, (Tract No. NSP-52) in the Register's Office, Davidson County, Tennessee.

Tract Two

Beginning at a concrete monument in the westerly margin of Myatt Drive, said concrete monument being a southeast corner of Nashville Warehouse Associates' property, of record in Deed Book 5835, page 701, R.O.D.C., Tennessee, and the northeast corner of the subject tract; thence with said margin of Myatt Drive, southeasterly with a curve to the left sixty and eight hundredths (60.08) feet to a concrete monument, said curve having a central angle of 00° 35' 48", a radius of 5,769.58 feet, and a chord of 60.08 feet at

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S 16° 03' 11" E; thence S 76° 55' W, eight hundred twenty-three and five tenths (823.5) feet to a concrete monument; thence S 83° 45' W, three hundred twenty and five tenths (320.5) feet to a point N 83° 45' E, seventy and six tenths (70.6) feet from the centerline of the railroad spur track serving the Peterbilt Plant; thence running sixty-five (65) feet north of and parallel with said centerline of spur track, northwesterly with a curve to the left sixty-six and eighteen hundredths (66.18) feet to a concrete monument, said curve having a central angle of 6° 59' 18", a radius of 543.34 feet, and a chord of sixty-six and twenty-three hundredths (66.23) feet at N 31° 18' 08" W; thence N 83° 45' E, three hundred forty-four and nine tenths (344.9) feet to a concrete monument; thence N 76° 55' E, eight hundred sixteen and eight tenths (816.8) feet to the point of beginning, containing 1.59 acres, more or less. This tract is designated as "Tract #3" in Option dated October 12, 1983, between the Grantor and Grantee.

Tract Two described above is subject to an easement in favor of Davidson County, Tennessee, for a sewer line right of way, twenty (20) feet in width across the central portion of Tract Two of record in Deed Book 3428, page 366, in the Register's office, Davidson County, Tennessee.

Tract Three

Beginning at a concrete monument in the westerly margin of Myatt Drive at a northeast corner of Nashville Warehouse Associates' property, of record in Deed Book 5835, page 701, R.O.D.C., Tennessee; thence with the northerly boundary of said Nashville Warehouse Associates' property as follows: S 76° 55' W, two hundred eleven and four tenths (211.4) feet to a concrete monument; N 55° 10' W, one thousand seven hundred fifty-eight and nine tenths (1,758.9) feet to a concrete monument in the easterly right of way of the Seaboard System Railroad, Inc.; thence with said railroad right of way as follows: Northeasterly with a spiral curve to the left fifty-four and sixty-one hundredths (54.61) feet to an iron pin, said spiral curve having a chord of 54.6 feet at N 20° 00' 04" E; N 19° 38' 49" E, nineteen and seven tenths (19.7) feet to an iron pin; Northeasterly with a spiral curve to the

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right two hundred and ninety-five hundredths (200.95) feet to a concrete monument, said spiral curve having a chord of 200.92 feet at N 21° 03' 01" E; Northeasterly with a curve to the right passing over a concrete witness monument at three hundred fifty and fifty-four hundredths (350.54) feet and continuing on, in all, four hundred and fifty-four hundredths (400.54) feet to the centerline of Dry Creek, said curve having a central angle of 12° 23' 52", a radius of 1,851.20 feet, and a chord of 399.78 feet at N 29° 20' 45" E; thence generally with said centerline of creek as follows: S 76° 00' E, three hundred thirty (330) feet; N 89° 00' E, sixty (60) feet; N 72° 51' E, sixty four and thirty-nine hundredths (64.39) feet; N 49° 24' E, fifty (50) feet; N 50° 45' 27" E, one hundred twenty-seven and sixteen (127.16) feet; S 88° 47' 53" E, three hundred twenty-five and forty-six hundredths (325.46) feet; S 36° 00' 15" E, one hundred eighty-five and forty-nine hundredths (185.49) feet to the westerly margin of Myatt Drive; thence with said margin of Myatt Drive as follows: S 11° 40' E, thirty-eight and two tenths (38.2) feet; N 88° 10' 01" E, forty and six tenths (40.6) feet to a concrete monument at the intersection of the centerline of Dry Creek; S 11° 40' E, one thousand three hundred twenty-one and five tenths (1,321.5) feet to a concrete monument; Southeasterly with a curve to the left one hundred thirty-one and sixty-six hundredths (131.66) feet to the point of beginning, said curve having a central angle of 1° 18' 27", a radius of 5,769.58 feet, and a chord of 131.66 feet at S 12° 19' 13.5" E, containing 36.29 acres, more or less, of which 19.69 acres are above elevation 429 foot contour, 16.17 acres are below elevation 429 foot contour and 0.43 acre is between the low water mark of Dry Creek and the centerline of said creek. This tract is designated as "Tract #1" in Option dated October 12, 1983, between Grantor and Grantee.

Tract Three described above is subject to an easement in favor Davidson County, Tennessee, for a sewer line right of way, twenty (20) feet in width across the easterly central portion of Tract Three, of record in Deed Book 3428, page 366, and Deed Book 4398, page 164, both in the Register's office, Davidson County, Tennessee, also floodway for Dry Creek along the northerly

boundary of Tract Three and flooding from Cumberland River backwaters to elevation 429, more or less, as per United States Corps of Engineer's report "March 1975, Cumberland River Basin Flood," dated April 1976.

Tracts One, Two and Three described above being a part of the same property conveyed to the Louisville and Nashville Railroad Company by the Tennessee Property Company by deed dated August 6, 1963, recorded in Book 3612, page 487 and acquired by the Seaboard Coast Line Railroad Company through merger between the Seaboard Coast Line Railroad Company and the Louisville and Nashville Railroad Company, effective December 29, 1982, recorded in Book 5992, page 495, and name of the surviving company changed to the Seaboard System Railroad, Inc., by virtue of name change effective December 29, 1982, recorded in Book 5992, page 498, all in the Register's office, Davidson County, Tennessee.

Taxes on the hereinabove described property for the year 1984 shall be prorated between the Grantor and Grantee as of the date of closing, with the exception of taxes on improvements placed on the property, which the Grantee agrees to pay.

This conveyance is subject to all matters of record affecting the above described property or apparent from an inspection of the premises.

The Grantor also conveys to the Grantee its underlying fee interest in the westerly one-half of Myatt Drive that adjoins Tracts Two and Three hereinabove described.

TO HAVE AND TO HOLD, the said tracts or parcels of land, with all the appurtenances thereunto belonging to the Grantee, its successors and assigns, forever in fee simple, with covenants of General Warranty.

AND, SEABOARD SYSTEM RAILROAD, INC. does hereby grant, bargain, transfer and convey, unto E. I. DUPONT DE NEMOURS AND COMPANY, its successors and assigns, a sixty (60) feet perpetual easement for ingress and egress

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for the benefit of Tract One, together with the right to construct, maintain, repair and replace a road or highway on, over, upon and/or across the real property within which said easement is situated, and being more particularly described as follows:

Beginning at a concrete monument in the southerly boundary of Nashville Warehouse Associates' property, of record in Deed Book 5835, page 701, R.O.D.C., Tennessee, said concrete monument being S 76° 55' W, eight hundred sixteen and eight tenths (816.8) feet and S 83° 45' W, three hundred forty-four and nine tenths (344.9) feet from the beginning point of Tract #2, above in the westerly margin of Myatt Drive and sixty-five (65) feet northeasterly from the centerline of the railroad spur track serving the Peterbilt Plant; thence running along a curve to the right sixty-five (65) feet north of, and parallel with said centerline of spur track sixty-six and eighteen hundredth (66.18) feet, said curve having a central angle of 6° 59' 18", a radius of 543.34 feet, and a chord of 66.23 feet at S 31° 18' 08" E; thence S 83° 45' W, crossing said centerline of spur track at seventy and six tenths (70.6) feet and continuing on, in all, one hundred forty-three and four tenths (143.4) feet to a concrete monument; thence running along a curve to the left sixty-five (65) feet south of, and parallel with the aforementioned centerline of spur track seventy-two and twenty hundredths (72.20) feet, said curve having a central angle of 10° 01' 58", a radius of 413.34 feet, and a chord of 72.29 feet at N 40° 08' 55" W; thence N 83° 45' E, one hundred fifty-five and seven tenths (155.7) feet to the point of beginning, containing 0.20 acre, more or less, being a part of the same property conveyed to the Seaboard System Railroad, Inc., as aforesaid.

As consideration for the easement hereinabove conveyed the Grantee, its successors and assigns, agree to bear any expense and to reimburse the Grantor, its successors and assigns, for the cost of all expenditures that Seaboard, its successors and assigns, may make at the grade crossing or Seaboard's spur track serving the Peterbilt Plant, including, but not limited to, installing and maintaining the crossing, paving, and approaches and any

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automatic grade crossing warning signals, when such expenditures are made because of or in connection with the use of said grade crossing by vehicular traffic going to and from Tract One above described and conveyed to the Grantee herein.

The foregoing covenants of E. I. duPont de Nemours and Company shall be covenants running with the land and the perpetual roadway easement, which covenants shall be binding upon the Grantor and Grantee, their successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name, this 13th day of January, 1984.

SEABOARD SYSTEM RAILROAD, INC.

Attest: _____
Corporate Secretary

By _____
Vice President

STATE OF FLORIDA

COUNTY OF DUVAL

Before me, a Notary Public of the State and County aforesaid, personally appeared J. T. Rice with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Seaboard System Railroad, Inc., the within named bargainor, a Virginia corporation, and that he as such Vice President, 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 President.

My commission expires NOTARY PUBLIC, STATE OF FLORIDA My commission expires April 28, 1987 Bonded Thru Patterson Insurance Agency.

Witness my hand and seal, at office in Jacksonville, Duval County, Florida, this 13th day of January, 1984.

Angelia C. Goodell
Notary Public

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IDENTIF. REFERENCE

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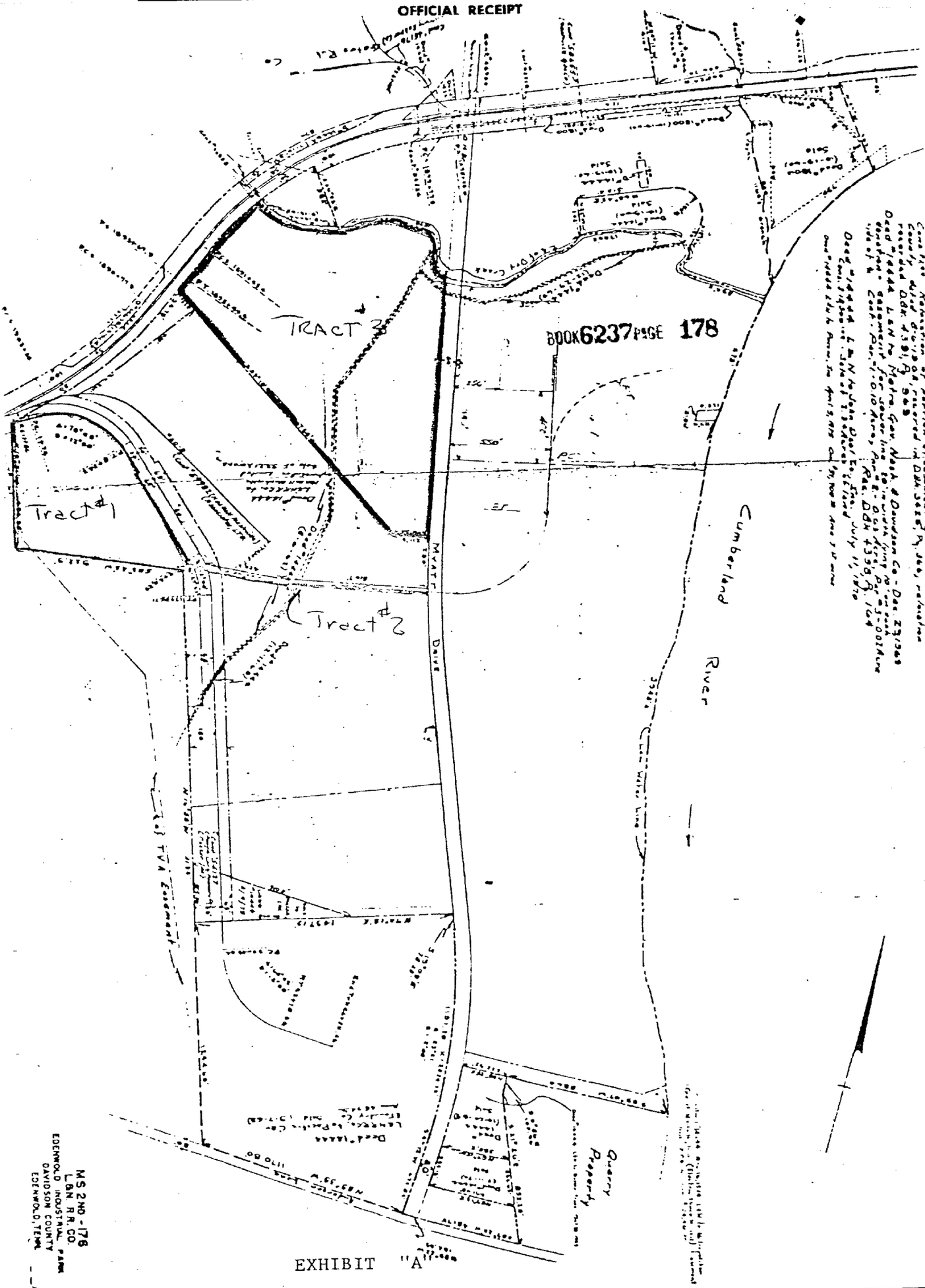


EXHIBIT "A"

M.S. 2 NO. - 178
L&N R.R. CO.
EDENWOLD INDUSTRIAL PARK
DAVIDSON COUNTY
EDENWOLD, TENN.

Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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

RECEIVED OF _____ BOOK 6237 PAGE 179

FOR _____

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

612030.00- CAMT.
1591.20 CSTAX
.50 PRFEE
24.00 WDEED
CHECK 1615.70-
5671A02/27/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

FEB 27 10 44 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 15801