MAIL TAX BILLS TO:
Frontier Acres Ltd.
108 South Main Street
Ashland City, TN 37015

MAP & PAR.

THIS INSTRUMENT PREPARED BY:
GEORGE CARROLL, ATTORNEY
PITTSBURGH, PENNSYLVANIA 15219

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WARRANTY DEED

THIS INDENTURE, Made and entered into this the 25 day of September, 1984, by and between KOPPERS COMPANY, INC., a Delaware Corporation, with its principal place of business at the Koppers Building, Pittsburgh, Pennsylvania 15219 (hereinafter referred to as "Grantor") and FRONTIER ACRES LTD., a Tennessee Limited Partnership whose principal place of business is at 108 South Main Street, Ashland City, Tennessee 37015 (hereinafter referred to as "Grantee").

That the said Grantor, for and in consideration of the sum of One ($1.00) Dollar, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has bargained and sold, and does hereby bargain, sell, transfer, and convey unto the Grantee the following described real estate consisting of two (2) parcels or tracts of land having a total acreage of 2308.2 acres, more or less, lying and being situate in Cheatham and Davidson Counties, Tennessee and more fully described in Exhibit "A" which is attached hereto, and incorporated into and made a part hereof.

UNDER AND SUBJECT to the encumbrances, more fully described in Exhibit "B" which is attached hereto and incorporated into and made a part hereof.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining unto the said Grantor, its successors and assigns, except as herein provided, forever.

And the said Grantor for itself, its successors and assigns, does covenant, promise and agree, to and with the said Grantee, its successors and assigns, by these presents, that it, the said Grantor, its successors and assigns, shall and will, Subject as aforesaid, WARRANT AND DEFEND, that Grantor is lawfully seized in fee of the aforedescribed real estate; that the same is free of all encumbrances except for those set forth in Exhibit "B"; that it has a good right to sell and convey the same to the Grantee as aforesaid; and that Grantor will warrant and defend the title to the aforedescribed real estate against all claims whatever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its name and behalf by its duly authorized office and attested by its Assistant Secretary, on the day and year first above written.

ATTEST:

KOPPERS COMPANY, INC.

By:

Title: Vice President

STATE OF Pennsylvania

COUNTY OF Allegheny

Before me, a Notary Public of the state and county aforesaid, personally appeared H. L. Reynolds, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of the Koppers Company, Inc., the within named bargainor, a 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.

WITNESS my hand and seal, at office, this 24th day of September, 1984.

Maureen M. Kunzie

Notary Public

My commission expires: July 3, 1988

EXHIBIT "A"

Description:

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Tract 1

Beginning at an iron rod as set at a utility pole on the southwest side of Gourley Road; said iron rod being 20 feet from the centerline of said road, this being the point of beginning of the original tract of land of which the residue is herein described, and runs;

S09-28W, 481.1 feet, to a stone pile and iron bar as found near a drain; thence

S07-30W, 1763.7 feet, to an iron rod set at a 24" diameter red oak that is a fence corner; thence

S84-16E, 1545.9 feet, generally with a fence, to an iron rod as set at a fence corner; thence

N08-33E, 1094.9 feet, generally with a fence, crossing the Gourley Road at 360 feet, to an iron rod as set at a 26" diameter poplar that is a fence corner; thence

S84-08E, 351.1 feet, with a fence to an iron rod set at a fence corner; thence

S83-09E, 373.8 feet, with a fence to an iron rod set at a fence corner; thence

S85-25E, 760.1 feet, with a fence to a stone pile as found, iron rod set; thence

N06-51E, 1121.4 feet, to a stone pile as found at the top of a hill, iron rod set; thence

S83-27E, 1076.7 feet, crossing the center of the Pond Creek Road at 810.7 feet, to a 1" diameter rod as found, from which a 3/4" diameter iron rod bears: N83-27W, 65.5 feet; thence

N07-02E, 508.8 feet, to an iron rod as set; thence

S72-43W, 449.3 feet, crossing the center of the Pond Creek Road at 240 feet, to an iron rod as found, the southwest corner of Pedigo; thence

N00-08W, 2099.1 feet, with Pedigo's west boundary, to an iron rod as found at a 6" diameter maple, from which an iron rod near the Pond Creek Road bears; S87-48E, 134.8 feet; thence

N89-27W, 182.1 feet, to a marked tree as found, the southwest

corner of Pedigo and the southeast corner of Napier; thence

N86-41W, 953.1 feet, with Napier's south boundary, to a stone pile as found at the top of a hill; thence

N84-20W, 649.6 feet, with Napier, to an iron rod as set on the south side of an old road; thence

N00-51E, 67.2 feet, with Napier, to an iron rod set on the north side of an old road; thence

N78-58W, 948.2 feet, with Napier, to a stone pile as found on the north slope of a hill, iron rod set; thence

N04-55E, 571.0 feet, with Napier's west boundary, crossing the center of the old road at 284 feet, to an iron rod as set; thence

S76-39E, 960.9 feet, with Napier's north boundary, to an iron rod set on the south slope of a hill; thence

N07-57E, 215.2 feet, with Napier, to an iron rod as set; thence

S82-50E, 490.1 feet, with Napier, to an iron rod as set; thence

S04-15E, 117.7 feet, with Napier, to a 12" diameter fence post as found on the south side of a lane; thence

N62-00E, 188.8 feet, with Napier, to a point; thence

N58-00E, 93.5 feet, with Napier, to a point; thence

N55-32E, 206.3 feet, with Napier, to a point; thence

N60-56E, 81.3 feet, with Napier, to a stone pile and iron rod as found on the south side of and 15 feet from center of a lane; thence

N04-04E, 263.0 feet, with Jackson, to an iron rod as set at a 20" diameter sycamore that is a fence corner, a corner with Sullivan; thence

N84-26W, 2185.1 feet, with Sullivan's south boundary and generally with an old fence, to a stone pile as found near a fence corner and being on the north side of an old road at the top of a hill, iron rod set; thence

N05-05E, 3603.2 feet, with Sullivan's west boundary and generally with a fence, to an iron rod as set near the north edge of a TVA powerline; thence

N83-34W, 358.8 feet, with Mimm's south boundary to a stone pile as found on the south slope of a hill, iron rod set; thence

S07-06W, 1110.9 feet, with Mimm's south boundary, crossing the center of a TVA powerline at 298.5 feet, to a stone pile as found, iron rod set; thence

N84-07W, 4189.7 feet, with Mimm's, Jackson's and Duke's south boundary, to a rock as found in the fork of a white oak; thence

N06-03E, 2173.3 feet, with Duke's west boundary, to a rock pile as found, iron rod set; thence

N84-20W, 3894.8 feet, with Shave's and Moffatt's south boundary, to an iron rod as found in a rock pile; thence

N05-58E, 1648.6 feet, with Moffatt's west boundary, to an iron rod as found; thence

S80-14E, 1394.5 feet, with Moffatt's north boundary, to a stake and rock pile as found; thence

S84-00E, 4372.6 feet, with Shave, crossing the center of a TVA powerline at 3213 feet, to a stone pile as found, iron rod set; thence

N05-53E, 1405.0 feet, to an iron rod as set; thence

N85-41W, 837.2 feet, with the Indian Springs Park Subdivision, to a stone pile as found; thence

N40-26W, 693.0 feet, with same to an iron rod as found; thence

N81-19W, 458.4 feet, with same to an iron rod as found; thence

N04-52E, 1798.0 feet, with same to stone pile as found; thence

N04-05E, 1410.8 feet, with same to a stone pile as found; iron rod set; thence

N84-32W, 995.0 feet, crossing the center of a TVA powerline at 569.5 feet, to an iron rod as found; thence

N83-12W, 1336.2 feet, to an iron rod as found; thence

N83-53W, 1074.5 feet, to an iron rod as found, corner of Country Village Subdivision; thence

N85-02W, 1611.7 feet, to an iron rod as found; thence

S05-47W, 495.0 feet, to an iron rod as found; thence

S05-51W, 924.0 feet, to an iron rod as found; thence

S03-24W, 500.0 feet, to an iron rod as found; thence

N82-45W, 2084.9 feet, to an iron rod as found; thence

S11-09E, 385.2 feet, to a point; thence

S01-19E, 187.8 feet to a point; thence

S12-10W, 191.7 feet, to a wooden stake as found; thence

S01-05E, 80.5 feet, to a point; thence

S08-05E, 200.0 feet, to a point; thence

S34-32E, 1719.6 feet, to a point; thence

S36-31E, 726.6 feet, to a point; thence

S06-33W, 443.0 feet, to a wooden stake as found on the west bank of a creek; thence

S54-33W, 442.3 feet, to a rock pile as found; thence

N36-29W, 782.2 feet, to a rock pile as found, iron rod set; thence

N83-24W, 2086.6 feet, crossing the center of the Ashland City Road at 879.6 feet, to an iron rod as found in a rock pile in the east boundary line of the Cheatham Wildlife Refuge (Tennessee Wildlife Resources Agency), iron rod set; thence

S05-18W, 2539.7 feet, with TWRA, to an iron rod as found in a rock pile; thence

S83-31E, 3981.4 feet, with TWRA, crossing the center of the Ashland City Road at 1813.4 feet, to a 1.5" diameter iron pipe as found; thence

S06-49W, 4431.8 feet, with TWRA, crossing the center of a TVA powerline at 2530 feet, to a rock pile as found, iron rod set; thence

S83-57E, 1292.7 feet, to a rock pile as found, iron rod set; thence

N82-26E, 1405.0 feet, to an iron rod as set at the base of a 15" diameter black gum; thence

S83-37E, 4193.6 feet, crossing the center of the Sams Creek Road at 2837.6 feet, crossing the center of a TVA powerline at 3741.0 feet, to an iron rod as set at the base of a 12" diameter beech on the west bank of a small drain; thence

S06-49W, 3247.2 feet, to an iron rod as set; thence

S82-08E, 1669.8 feet, to the point of beginning.

Containing 2263.7 acres after deducting 8.3 acres for the Ashland City Road right-of-way.

Bearings are magnetic as of this date. All boundaries are clearly marked with red paint that generally follows the traverse as above stated. There does not appear to be any significant encroachments within the above boundaries, with the exception of various TVA powerlines and public roads as shown on the attending plat of survey.

Tract 2

Beginning at an axle as found; the southwest corner of this parcel and the northeast corner of a 3.32 acre lot the property of Jesse C. Warren, Jr. and runs;

N04-00W, 136.1 feet, with Ewing's east boundary, to an iron rod as set; the southeast corner of a 3.72 acre lot the property of Johnson; thence

N08-00E, 61.9 feet, with Johnson, to an iron rod as set; thence

N82-00W, 87.5 feet, with Johnson, to a point in the Pond Creek Road; thence

N07-10W, 177.7 feet, with road, enclosing a homesite of Jeanette, to a point in said road; thence

N04-50E, 1333.1 feet, with Sullivan's east boundary and a one acre lot, the property of Maud Hix, to a point; thence

N84-00W, 33.0 feet, with Hix to a point; thence

N05-27E, 1262.4 feet, with Hix and Sullivan, to a point in the Pond Creek Road; thence

N23-50E, 133.2 feet, with said road to a point; thence

S86-29E, 237.9 feet, with Sullivan to an iron rod as set in a rock pile; thence

N01-50W, 418.9 feet, with Sullivan to an iron pipe as found; thence

S84-15E, 583.7 feet, to an iron rod as set in a rock pile; thence

S03-38W, 1794.5 feet, to a point in a creek; thence

S89-25W, 693.1 feet, to a 12" diameter beech; thence

S01-43W, 1148.8 feet, to an iron rod as found; thence

S83-53E, 517.7 feet, to an iron rod as found; thence

S00-43W, 395.8 feet, to an iron rod as set in a rock pile; thence

S89-13W, 615.9 feet, to the point of beginning.

Containing 44.5 acres

The estate and title of the real estate to be conveyed by means of the Deed of Conveyance, to which this Exhibit is attached, is subject to the following encumbrances, reservations, restrictions, exceptions, limitations, conditions and/or agreements:

(a) any law, ordinance or governmental regulations (including, but not limited to building and zoning ordinances) restricting or regulating or prohibiting the occupancy, use or enjoyment of the real estate (or any portion thereof) or regulating the character, dimensions or location of any improvement now or hereafter erected on the real estate or prohibiting a separation in ownership or a reduction in the dimension or area of the real estate, or the effect of any violation of any such law, ordinance or governmental regulation;

(b) rights of eminent domain or governmental rights of police power;

(c) rights of the public and/or any governmental entity in and to that part of the real estate conveyed herein, taken or used for highway and right of way purposes;

(d) encroachments, overlaps, boundary line disputes or any other matters which would be disclosed by an accurate and complete survey and inspection of such Property;

(e) easements, rights of way, leases, reservations, restrictions, limitations and/or conditions, whether or not of record;

(f) liens for taxes and other governmental charges for the current tax year which as of the date of this Deed of Conveyance are not yet due and payable;

(g) rights of the public, any state governments and the federal government in and to the real estate by reason of waters, both navigable and non-navigable, being located on or adjacent to the real estate conveyed herein and rights of the foregoing to the use of said waters as a highway easement or otherwise; and

(h) oil, gas, and/or any other mineral estates,

including the right to explore and prospect for said estates, as well as, any surface support estates underlying the real estate, which Grantor's predecessors in title have previously conveyed or to which Grantor's predecessors in title have reserved and/or excepted in prior conveyances of the real estate or have been divested of by adverse possession and/or judicial or statutory sales.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

998,296.50

Term to [illegible]
25th Sept.
James W. Stennett, Jr.
My Comm. Exp: 10/29/84

NOTARY PUBLIC AT LARGE

MAIL ENV.

STATE OF TENNESSEE
CHEATHAM COUNTY:
Office of the Register: 10-11, 1984
I, BETTY J. ROSS, Cheatham County Register do certify that the Foregoing instrument and certificate was received in my office at 9:00 o'clock A m., on 10-11, 1984 entered in Note Book I, Page 290, and recorded in Book No 232, Page 48. The following amounts were paid under receipt No. 19041

STATE TAX: DEED	$	2595.58
STATE TAX: MTGS	$	
PROBATE FEE:	$	.50
RECORDING FEE:	$	33.00
TOTAL	$	2629.08

Betty J. Ross REGISTER

IDENTIF. REFERENCE

OCT 17 2 25 PM '84

REGISTER
DAVIDSON COUNTY, TN

157162

CHECK