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LAND AND BUILDING QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY BOOK 6479 PAGE 488

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel Numbers
Aladdin Industries, Incorporated 703 Murfreesboro Road Nashville, Tennessee 37210	Same	106-6; 58

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, Murfreesboro Road Properties, Inc., a Tennessee corporation, hereinafter called the Grantor, hereby quitclaims and conveys unto Aladdin Industries, Incorporated, a Delaware corporation, hereinafter called the Grantee, its successors and assigns, all that real property (including the land and buildings located on such tracts of land) as is described in attached Exhibit A, which is hereby fully incorporated by reference.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer this 23rd day of January, 1985.

ATTEST:

Eric V. Youngquist

Its: SECRETARY

MURFREESBORO ROAD PROPERTIES, INC.

By

B Its: PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, JOSEPH N. BARKER, a Notary Public in and for the County and State aforesaid, personally appeared VICTOR S. JOHNSON, JR. and ERIC V YOUNGQVIST, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be PRESIDENT and SECRETARY respectively of Murfreesboro Road Properties, Inc., the within named bargainor, a corporation, and that they as such PRESIDENT and SECRETARY, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said VICTOR S. JOHNSON, JR and attesting the same by the said ERIC V. YOUNGQVIST as such PRESIDENT and SECRETARY.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23RD day of January, 1985.

JOSEPH N. BARKER NOTARY PUBLIC STATE AT LARGE TENNESSEE

Notary Public

My Commission Expires: 1/19/86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this conveyance is $ 0 -

Eric V. Youngquist

JOSEPH N. BARKER NOTARY PUBLIC STATE AT LARGE TENNESSEE

My Commission Expires: 1/19/86

Notary Public

D E S C R I P T I O N BOOK 6479 PAGE 489

Land in Davidson County, Tennessee, described as follows:

TRACT NO. I:

Land in Davidson County, Tennessee, being part of Lot 4 on the Plan of the A. H. Ford Lands, as of record in Book 21, page 51, Register's Office for said County, described according to a survey made by W. W. Turner Company, Engineers in February, 1948, as follows:

Beginning on the southerly margin of the Murfreesboro Pike where same intersects the northeast corner of the L&N railroad right of way; thence with the southerly margin of said Pike south 70° 20' East 271.5 feet to the northwest corner of Blanton Avenue; thence with the westerly margin of said Avenue, South 14° 04' West 434.6 feet to a point in the westerly margin of Hill Avenue; thence with the westerly margin of said Avenue, South 14° 04' West 50.3 feet to a point in the south margin of Hill Avenue; thence with the south line of said Avenue, South 70° 00' East 18.1 feet; thence South 14° 04' West 79.5 feet; thence South 74° 39' West 238 feet to a stake in hackberry; thence South 17° 25' West 45 feet to a stake; thence South 73° 53' West 159.4 feet to an old fence and hedgerow; thence North 11° 27' East 431.1 feet to the easterly margin of the L&N Railroad right of way; thence with the easterly line of said right of way, North 47° 23' East 236 feet to the southerly margin of the Murfreesboro Pike, the point of beginning, containing 5.22 acres, more or less.

TRACT NO. II:

A tract of land in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the map of Charles T. Cole Property as of record in Book 161, page 32, Register's Office for Davidson County, Tennessee, described according to a survey made by W. W. Turner Company, Engineers, in February 1948, as follows:

Beginning on the southerly margin of the Murfreesboro Pike at the northeast corner of Blanton Avenue; thence with the southerly margin of said Pike, South 70° 20' East 368.5 feet to a point 140 feet west of the westerly margin of Cole Avenue; thence South 19° 37' west 434.6 feet to the northerly margin of Hill Avenue, said point being Peachers southwest corner; thence with the northerly margin of Hill Avenue; North 70° 00' West 374.9 feet to the westerly margin of Blanton Avenue; thence with westerly margin of said Avenue, North 14° 04' East 434.6 feet to the southerly margin of the Murfreesboro Pike, the point of beginning, containing 3.46 acres, more or less.

A parcel of about 75 feet at the southeast corner of the premises in question fronting on the north side of Hill Avenue and running back a depth of 155 feet, is conveyed, subject to restrictive covenants as

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IDENTIF. REFERENCE

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FEE REGISTER
DAVIDSON COUNTY, TN

set out in an instrument executed by Mary Frances Strasser, et al, dated June 23, 1938, of record in Book 1090, page 445, Register's Office for said County.

TRACT NO. III:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 and that part of an alley immediately south of said lot, now closed on the Map of the Cole Subdivision, as of record in Book 161, page 32, Register's Office for said County.

Said Lot No. 2 fronts 209-1/2 feet on the southerly side of Hill Avenue and runs back 407.3 feet, more or less, on the easterly line and 412-1/4 feet, more or less, on the westerly line to the center of said alley, now closed, measuring 183.15 feet thereon.

TRACT NO. IV:

A tract of land in the 6th, formerly 9th, Civil District of Davidson County, Tennessee, containing 1.28 acres, more or less, and more particularly described as follows:

Beginning at a point in the southeast margin of the right of way of the L&N Railroad, said point being 115 feet northeasterly, measured along the southeasterly margin of the right of way of said railroad, from the intersection of the southeasterly margin of said railroad right of way with the easterly margin of Industrial School Road; thence from said point of beginning South 74° 30' East 290 feet to a point in the southwest corner of the property of Aladdin Industries, Incorporated; thence along the westerly boundary of said Aladdin Industries, Incorporated land North 9° 45' East 389.4 feet to a point in the southeasterly margin of said right of way; thence with said margin of said railroad right of way South 48° 30' West 463 feet to the point of beginning.

TRACT NO. V:

Land in the 6th, formerly the 9th Civil District of Davidson County, Tennessee, being part of Lot Nos. 3, 4 and 5 on the Plan of A. H. Ford's Land, as of record in Book 21, page 51, Register's Office for said County and part of the 5.71 acres on the Plan of Gaut and McLesters Subdivision, as of record in Book 57, page 144, Register's Office for said County.

Beginning at a concrete monument in the easterly margin of Industrial School Road at the northeast corner of Central Avenue (unimproved) and Industrial School Road (now Menzler Avenue); thence with the easterly margin of Industrial School Road; N. 6° 00' E. 534.0

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feet to a point in the southerly margin of the L&N R.R. right of way; thence with said right of way N. 48° 30' E. 115 feet, more or less, to the southwesterly corner of the property conveyed to Aladdin Industries, Incorporated, by deed of record in Book 3309, page 37; thence with the line between the herein described tract and the Aladdin Industries, Incorporated, tract, S 74° 30' E. 193.0 feet, more or less; thence N. 17° 30' E. 45.0 feet; thence S. 74° 40' E. 238.0 feet to a point; S. 11° 42' W. 530.0 feet to a concrete monument; thence N. 85° 18' W. 716.0 feet with the northerly margin of Central Avenue (unimproved) to the point of beginning, containing 9.64 acres, more or less.

TRACT VI

Easement for Railroad of record in Book 1580, page 481, Register's Office for Davidson County, over and across that certain strip of land twenty-five feet in width, the center line of which begins at a point on the southeast right-of-way line of the L&N R.R. Co., fifty feet distant from the center of said railroad company's northbound main line, opposite said railroad company's valuation station #322 plus 84.72 and 211.93 feet north of the intersection of said right-of-way line and the east line of the Industrial School Road, and runs thence in an easterly direction on a curve having a radius of 491.96 feet for a distance of 243.5 feet, more or less, to a point on the Monterey Hardwood Flooring Company's east property line 214 feet from the said Monterey Hardwood Flooring Company's north property corner, said strip extending a distance of 12.5 feet on each side of the said center line and containing approximately 6088 square feet.

All according to plat and survey by Z.J. Wilkinson dated October 9, 1947.

TRACT NOS. I, II, III, IV, V AND VI being the same property conveyed to Murfreesboro Road Properties, Inc., a Tennessee corporation, by Land and Building Quitclaim Deed from Aladdin Industries, Incorporated, a Delaware corporation, of record in Book 6463, page 891, Register's Office for Davidson County, Tennessee.