New Owner:
Ralston Purina Company
Checkerboard Square
St. Louis, MO 63164

Send Tax Bills To:
Ralston Purina Company
Corporate Tax Dept.
Checkerboard Square
St. Louis, MO 63164

Map-Parcel Numbers
Map 133, Parcel 37

4036

BOOK 6501 PAGE 734

03/01 10:03 AM - CHECK

THIS DEED, made this 12th day of February, 19 85, between SEABOARD SYSTEM RAILROAD, INC., a Virginia corporation, hereinafter called "Grantor"; RALSTON PURINA COMPANY, hereinafter called "Grantee"; and UNITED STATES TRUST COMPANY OF NEW YORK, Trustee, under the First and Refunding Mortgage dated August 1, 1921, made by the former Louisville and Nashville Railroad Company, to which the Seaboard System Railroad, Inc., is successor by merger, hereinafter called "Trustee".

(Wherever used herein, the terms "Grantor" and "Grantee" shall be construed in the singular or plural as the context may require or admit and shall include the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Four Hundred Fifty Thousand Dollars ($450,000.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold, by these presents does grant, bargain, sell and convey unto the Grantee a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being located in the southwest quadrant of Trousdale Drive and Veritas Street and being more particularly described as follows:

Beginning at a concrete monument in the westerly margin of Trousdale Drive, said monument being in the division line of Lots Nos. 1 and 2 on the plat of East Radnor Industrial Subdivision of record in Book 3600, Page 57, R.O.D.C.; thence leaving westerly margin of Trousdale Drive, with said lot line South 83° 32' West, two hundred sixty-two and forty-four hundredths (262.44) feet to an iron pin fifty (50) feet easterly from centerline southbound main of Seaboard Systems Railroad; thence fifty (50) feet distant from and parallel to said southbound main, with a curve to the left having a central angle of 4° 16' 12" and a radius of five thousand seven hundred twenty-nine and sixty-five hundredths (5,729.65) feet, a distance of four hundred twenty-seven (427.00) feet to an iron pin; thence continuing fifty (50) feet from and parallel to said main, North 10° 46' 08" West, eight hundred thirty and seventy-five hundredths (830.75) feet to a concrete monument; thence North 83° 01' 09" East, three hundred ninety-seven and ninety-three hundredths (397.93) feet to an iron pin in the westerly margin of Trousdale Drive; thence with said margin of Trousdale Drive, South 6° 20' East, eighty-four and ninety-eight (84.98) feet to a concrete monument; thence South 6° 20' East, seven hundred twenty-four and forty-two hundredths (724.42) feet to an iron pin; thence with a curve to the right having a central angle of 8° 11' and a radius of one thousand twenty-three and fifty-eight hundredths (1,023.58) feet for a distance of one hundred forty-six and nineteen hundredths (146.19) feet to a concrete monument; thence South 1° 51' West, three hundred six and seventy-three hundredths (306.73) feet to the point of beginning, containing 430,985 square feet, or 9.89 acres, more or less, acquired by Lewisburg & Northern Railroad Company from Melville Williams by deed dated September 29, 1911, recorded in Book 426, Page 11, and acquired by the Louisville and Nashville Railroad Company from the Lewisburg & Northern Railroad Company by deed dated October 1, 1915, recorded in Book 475, Page 590, and acquired by the Seaboard Coast Line Railroad Company through merger between the Seaboard Coast Line Railroad Company and the

This instrument was prepared by
William C. Feaney
Attorney
500 Water Street, Jacksonville, Fla.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater is $450,000.00.
Affiant
Subscribed and sworn to before me this the 28th day of February, 1985
Notary Public
My commission expires: 2/21/87

Louisville and Nashville Railroad Company, effective December 29, 1982, recorded in Book 5992, Page 495, and name of the surviving company changed to 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.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in anywise incident or appertaining.

This conveyance is made subject to all easements and contracts to which the above-described property is servient, whether or not such easements and contracts are apparent on the ground or are created by instruments of record or otherwise.

Taxes for the year 1984 on the above-described property shall be prorated between the Grantor and Grantee as of the date of the closing.

TO HAVE AND TO HOLD the said premises unto Grantee in fee simple forever; SUBJECT, However, to reservations, conditions, restrictions and easements of record, or apparent from an inspection of the premises.

Except as to the matters referred to in the preceeding paragraphs, the Grantor hereby binds itself that the premises are free from encumbrances, that it is seized of said premises in fee and that it will fully warrant and forever defend all and singular said premises unto Grantee against Grantor and all other persons lawfully claiming or to claim the same or any part thereof.

The recitals of fact made hereinabove are to be taken only as recitals made by Grantor and not by Trustee.

The property hereinabove conveyed is subject to the lien of the First and Refunding Mortgage made by the former Louisville and Nashville Railroad Company, dated as of August 1, 1921, as supplemented and modified, under which mortgage United States Trust Company of New York is Trustee, and Trustee joins herein for the purpose of releasing and does hereby release the property hereinabove conveyed from the lien of said mortgage pursuant to the provisions of Section 1 of Article Ten thereof, said instrument being of record in Book No. 592, Page 1, Register's Office of Davidson County, Tennessee.

APPROVED AS TO FORM SBD. LAW DEPT.

IN WITNESS WHEREOF, the Grantor and Trustee have hereunto subscribed their names, this the day and year first above written.

Signed, sealed and delivered in the presence of:

Betty D. Jones

SEABOARD SYSTEM RAILROAD, INC.

By _____
Vice President

Attest: _____
Corporate Secretary

Signed, sealed and delivered in the presence of:

Mary G. Snyder

UNITED STATES TRUST COMPANY OF NEW YORK, as Corporate Trustee as aforesaid

By _____
Vice President

Attest: _____
Assistant Secretary

RECORDED
MAR 1 8 41 AM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN
IDENTIF. REFERENCE
18.6.1.53

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

Before me, Angelia C. Goodell, a Notary Public of the State and County aforesaid, personally appeared J. T. Rice and R. A. Bernard with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the Vice President and Corporate Secretary of Seaboard System Railroad, Inc., the within named bargainor, a Virginia corporation, and that they as such Vice President and Corporate Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by J. T. Rice, as its Vice President, and attesting the same by R. A. Bernard, as its Corporate Secretary.

Witness my hand and seal at office in Jacksonville, Duval County, Florida, this 12th day of February, 19 85.

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA My commission expires Oct. 15, 1987 Bonded Thru Fitzgerald Agency

Angelia C. Goodell
Notary Public

ANGELIA C. GOODELL NOTARY PUBLIC STATE OF FLORIDA

STATE OF NEW YORK)
)
COUNTY OF NEW YORK)

Personally appeared before me, John M Guiliano, a Notary Public of the State and County aforesaid, James E Logan and Thomas S. Moser with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the Assistant Vice President and Assistant Secretary, respectively, of the United States Trust Company of New York, a corporation, the within-named Trustee of the aforesaid mortgage, and that they as such Assistant Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation thereto by James E Logan, as its Assistant Vice President and attesting the same by Thomas S. Moser, as its Assistant Secretary, and affixing the corporate seal thereto.

Witness my hand and seal at office in New York, this 20 day of February, 19 85.

My commission expires _____.

John M Guiliano
Notary Public

JOHN M. GUILIANO Notary Public, State of New York No. 41-4626573 Qualified in Suffolk County Commission Expires March 30, 1986

(Notarial Seal)

N

VERITAS STREET

INDUSTRIAL DEVELOPMENT BOARD OF METROPOLITAN GOVERMENT OF NASHVILLE
BOOK 5821, PAGE 825, R.O.D.C.

(98)

(106)

INDUSTRIAL DEVELOPMENT BOARD OF METROPOLITAN GOVERMENT OF NASHVILLE
BOOK 5821, PAGE 825, R.O.D.C.

60'

ALLIED DRIVE

(109)

BELZ INVESTMENT CO.
BOOK 4748, PAGE 727, R.O.D.C.

BOOK 6501 PAGE 737

NOTES

1. THIS SURVEY MEETS THE REQUIRMENTS OF AN URBAN LAND SURVEY (CLASS "A") AS FOR STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYOR'S, STATE OF TENNESSEE.
2. BEARINGS SHOWN BASED ON PLAT OF EAST RADNOR INDUSTRIAL SUBDIVISON OF RECORD IN BOOK 3600, PAGE 57, R.O.D.C.
3. THIS PROPERTY ZONED "IR" (RESTRICTIVE INDUSTRIAL).
4. NO TITLE REPORT WAS FURNISHED TO THIS SURVEYOR.
5. PARCEL NUMBERS THUS (3.7) PERTAIN TO PROPERTY MAP NO. 133.
6. THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA. THIS DETERMINATION MADE FROM REVIEW OF FLOOD BOUNDARY AND FLOODWAY MAP, COMMUNITY PANEL NO. 470040-0282 PER FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. PROPERTY CORNERS SET NOVEMBER 26th, 1984.

PLAT REFERENCE

EAST RADNOR INDUSTRIAL SUBDIVISON
BOOK 3600, PAGE 57, R.O.D.C.

EAST RADNOR INDUSTRIAL SUBDIVISON, SECTION 2
BOOK 3700, PAGE 77, R.O.D.C.

RESUBDIVISON OF LOT NO.1 IN SECTION 2
EAST RADNOR INDUSTRIAL SUBDIVISON
BOOK 4715, PAGE 148, R.O.D.C.

RESUBDIVISON OF LOT NO. 2 IN SECTION 2
EAST RADNOR INDUSTRIAL SUBDIVISON
BOOK 4300, PAGE 169, R.O.D.C.

DEED REFERENCE

TO: SEABOARD SYSTEMS RAILROAD
FROM: LOUISVILLE AND NASHVILLE RAILROAD
BOOK 5992, PAGE 495, R.O.D.C.

TROUSDALE DRIVE

4" G

S 06° 20' E 12" W 724.42' (724.42' PLAT)

R4.98

1 R(IN)

MONUMENT (O) BROKEN & DISTURBED

MIN. BLDG. SETBACK LINE

30

EXIST. P.K.

8" SEWER
METRO PROJ. NO. 66-5-406

(3.5)

S 01° 51' W - 306.73' (307.17 - PLAT)

CONC. MON. (O)

MON. (O)

12" S 01° 51' W - 308.76'

498.2'

6.48

(2) LOT NO. (TYP.)

Δ = 8° 11'
R = 1023.56'
T = 73.22'
L = 146.19'
LC = S 2° 14' 30" E, 146.07'

0.14

0.3.7

(1)

(3.7)

AREA = 430.985 SQ.FT. OR 9.89 ACRES

(3.6)

JACK P. WHEBY, TRUSTEE
BOOK 5817, PAGE 455, R.O.D.C.

(262.44' - PLAT)

262.44'

S 83° 32' W

77'

1.P.(IN)

PROPERTY OF SEABOARD SYSTEMS RAILROAD CO.

PRIVATE DRIVE

N 83° 01' 09" E - 397.93' (397.98 - PLAT)

SPRINKLER VALVE

1-STORY METAL

1ST BLK.

SCALES

M.H.

1-STORY METAL

PAVED PARKING

WAREHOUSE

GRAIN ELEVATORS

1-STORY BLOCK

200'

Δ = 4° 16' 12", R = 5729.65', T = 213.60', L = 427.00', LC = N 8° 38' 02" W - 426.10'

(830.75' PLAT)

N 10° 46' 08" W - 830.75

0.40

8.98

0.99

50'

CONC. MON. (O)

SOUTHBOUND MAIN

TO RADNOR YARDS

V.S. 456+62

MILE POST NO. 190

417.16'

839.7'

V.S. 469+20.3

PROPERTY OF SEABOARD SYSTEMS RAILROAD CO.

50 0 50 100
scale feet

WILLIAM C. COCKRILL
REGISTERED LAND SURVEYOR
TENNESSEE NO. 1401

SURVEYOR'S CIRTIFICATE

I(WE) HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY(OUR) KNOWLEDGE AND BELIEF.

BARGE, WAGGONER, SUMNER & CANNON, INC.
404 JAMES ROBERTSON PARKWAY PHONE 254-1500
BY William C. Cockrill TENN. LIC. NO. 1401
DATE Nov. 27th, 1984

SEABOARD SYSTEM RAILROAD

BOUNDARY LINE SURVEY
TROUSDALE DRIVE
FIRST CIVIL DISTRICT, 26th COUNCILMANIC DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENN.

REVISIONS		
NO.	DATE	ITEM

DRAWN BY R.C	DATE 11-26-84	FILE NO. 7499-10
CHECKED BY W.C.C.	FIELD DATA M.R.	DRWG. NO.

SHEET

BARGE WAGGONER SUMNER & CANNON
ENGINEERS PLANNERS
NASHVILLE KNOXVILLE MORRISTOWN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6501 PAGE 738

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

450000.00- CAMT.
1170.00 CSTAX
.50 PRFEE
24.00 WDEED
CHECK 1194.50-
4896A03/01/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T86153
1 8 6 1 5 3

IDENTIF. REFERENCE

MAR 1 8 41 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 112183