107

Feb 35 I 87227

LIMITED WARRANTY DEED
(Nashville, Tennessee)

IDENTIF. REFERENCE

This instrument prepared by:

Michael U. Alvarez, Esq.
Thelen, Marrin, Johnson & Bridges
Two Embarcadero Center, Suite 2200
San Francisco, CA 94111

MAR 6 10 58 AM '85
REGISTER
DAVIDSON COUNTY, TN

BOOK 6504 PAGE 783

Map-Parcel Number:

Address New Owner as follows:

S & P Investments Corp.
Highway 21
Port Wentworth, GA 31408

Send Tax Bills to:

S & P Investments Corp.
Highway 21
Port Wentworth, GA 31408

91-14

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, KAISER ALUMINUM & CHEMICAL CORPORATION (hereinafter called "Grantor") has bargained and sold, and by these presents does transfer and convey unto S & P INVESTMENTS CORP. (hereinafter called "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real estate situated in Davidson County, Tennessee, and described in Exhibit A attached hereto and made a part hereof.

This is improved property known as 4900 Centennial Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the said realty, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor does covenant with Grantee that it is lawfully seized and possessed of said realty, in fee simple, has a good right to convey it;

SUBJECT to any restrictions, reservations, easements, liens and encumbrances as set forth in Exhibit B attached hereto and made a part hereof.

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to Grantee, its successors and assigns, against the lawful claims of all parties claiming by, through, or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused its name to be signed hereto by its duly authorized officer as of the 21 day of February 1985.

KAISER ALUMINUM & CHEMICAL CORPORATION

By: Howard M Nelson
Howard M. Nelson, Senior Vice President

[Seal]

ATTEST:

Bruce D. Oliver, Assistant Secretary

6244 03705 22.12 TEHECK

STATE OF CALIFORNIA)
) ss.
COUNTY OF ALAMEDA)

Before me, Rita J. Avery, a Notary Public, of the State and County aforesaid, personally appeared Howard M. Nelson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Senior Vice President of Kaiser Aluminum & Chemical Corporation, the within named bargainor, a corporation, and that he as such Senior 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 Senior Vice President.

Witness my hand and seal at office in the City of Oakland, County of Alameda, State of California, this 21st day of February, 1985.

[Notary Seal]

OFFICIAL SEAL
RITA J. AVERY
NOTARY PUBLIC
Alameda County, California
My commission expires Aug. 19, 1988

Rita J. Avery
Notary Public

STATE OF CALIFORNIA)
) ss.
COUNTY OF ALAMEDA)

The actual consideration or value, whichever is greater, for this transfer is $349,934.00.

Howard M Nelson
Howard M. Nelson, Affiant

Subscribed and sworn before me this 21st day of February, 1985.

Rita J Avery
Notary Public

[Notary Seal]

OFFICIAL SEAL
RITA J. AVERY
NOTARY PUBLIC
Alameda County, California
My commission expires Aug. 19, 1988

EXHIBIT A

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to

LIMITED WARRANTY DEED
(Nashville, Tennessee)

Real estate situate, lying and being in the County of Davidson, State of Tennessee, to wit:

BEGINNING at an iron marker in the Northerly margin of the right of way of the West Nashville branch of the N.C. & St. L. R. R. tract at the Southwest corner of the original tract of about 40 acres owned by the Riverside Land Company and running thence Eastwardly along the Northerly margin of said right of way Nine Hundred and Twenty-one (921) feet to the Westerly margin of Seventh Street, as laid out by the Riverside Land Company; thence North 3 degrees East along the Westerly margin of said Seventh Street Seven Hundred and Eighty-nine (789) feet, more or less, to low water mark of the Cumberland River; thence meandering down said River at low water mark One Thousand (1000) feet more or less, to a point opposite a hole drilled in a stone on top of the bluff, thence south 3 degrees west up said bluff across said hole in said stone Eight Hundred and Sixty-seven and 9/10 (867.9) feet more or less, to the beginning point.

Being the same property conveyed to Kaiser Aluminum & Chemical Corporation, a Delaware Corporation, by deed from Federal Chemical Company, a Delaware Corporation, of record in Book 5109, page 340, Register's Office of Davidson, County, Tennessee.

Being the same parcel conveyed to Kaiser Aluminum & Chemical Corporation by Federal Chemical Company by deed dated April 30, 1976 and recorded in the office of the County Clerk of Davidson County in book 5109, at page 342.

Grantee Address:

S & P Investments Corp.
Highway 21
Port Wentworth, Georgia 31408

When Recorded Return to:

Stephen M. Dorfman, Esq.
Altheimer & Gray
Suite 2600
333 West Wacker Drive
Chicago, Illinois 60606

EXHIBIT B

to

LIMITED WARRANTY DEED
(Nashville, Tennessee)

1. Taxes for the year 1985 not yet due and payable.

2. A perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River, with all other and additional rights as are fully set out in "Deed of Flowage Easement" from the Federal Chemical Company to the United States of America, dated January 18, 1954, filed January 20, 1954, and recorded in Book 2245, page 391, Register's Office for Davidson County, Tennessee.

3. Right-of-way easements granted Colonial Pipeline Company by grants from National Distillers and Chemical Corporation and Federal Chemical Company, of record in Book 3670, page 486, and Book 4988, page 9, Register's Office for Davidson County, Tennessee, as depicted on Survey made by Barge, Waggoner, Sumner and Cannon, Inc., dated January 24, 1985.

4. Existing unrecorded lease to U.P. Railroad, and all persons claiming thereunder.

5. Encroachment of paved parking area and chain link fence located mainly on the land over the East line onto an abandoned public way, as depicted on Survey made by Barge, Waggoner, Sumner and Cannon, Inc., dated January 24, 1985.

6. Unrecorded contract for right-of-way for spur tracks between Louisville & Nashville Railroad Company and National Distillers & Chemical Corporation, dated July 28, 1961, and amended January 18, 1977, as depicted on Survey made by Barge, Waggoner, Sumner and Cannon, Inc., dated January 24, 1985.

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7 Survey of Barge, Waggoner, Sumner and Cannon, Inc., dated January 24, 1985, File No. 9229, shows various utility lines, various improvements including a metal building located outside the west boundary line of the property and a paved parking area located outside the east boundary line of the property, railroad spur tracts across the premises, and a reference to a railroad agreement contained in Contract between Louisville and Nashville Railroad Company and National Distillers and Chemical Corporation, dated July 28, 1961 and and amended January 18, 1977.

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

349934.00- CAMT.
909.74 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 922.24-
624A03/06/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I: 87227

IDENTIF. REFERENCE

MAR 6 10 58 AM '85

REGISTER
DAVIDSON COUNTY, TN

No. 113501