1-016,911

This instrument was prepared by: Geoffrey E. Meyer, Esq.
Address: Hercules Incorporated, Hercules Plaza, Wilmington, Delaware 19894

Map + Parcel - 60-14-21
1202-49450

DEED

STATE OF TENNESSEE)
)ss. **KNOW ALL MEN BY THESE PRESENTS:** BOOK 6578 PG: 451
COUNTY OF DAVIDSON)

That in consideration of One Hundred Twenty-Nine Thousand Eighty-Seven and 00/100 Dollars ($129,087.00) to the undersigned, in hand paid by the grantee herein, the receipt whereof is acknowledged, **HERCULES INCORPORATED**, (formerly Hercules Powder Company), a Delaware corporation (herein referred to as grantor), grants, bargains, sells and conveys unto **IRECO INCORPORATED**, a Delaware corporation (herein referred to as grantee), the following described real estate situated in the County of Davidson, State of Tennessee to-wit:

Described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD, Together with all rights and appurtenances to the same belonging, unto the said grantee forever.

And it does for itself and its successors and assigns covenant with the said grantee, its successors and assigns, that it lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said grantee, its successors and assigns forever, against the lawful claims of all persons claiming by, through or under grantor but not further.

IN WITNESS WHEREOF, the said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its officer thereunto duly authorized.

Dated: June 7, 1985

HERCULES INCORPORATED

By: _____
Name Printed: A. B. Engebretsen
Title: ~~Corporate Vice President~~ Finance & Control and Treasurer

WITNESS:

By: Geoffrey E Meyer
Name Printed: Geoffrey E. Meyer

By: Parker T. Fernald
Name Printed: PARKER T. FERNALD

ATTEST:

By: _____
Name Printed: Charles W.K. Gamble
Title: Secretary

(SEAL)
STATE OF DELAWARE)
) ss.
NEW CASTLE COUNTY)

On this 7th day of June, 1985, before me appeared A.B. Engebretsen, to me personally known, who, being by me duly sworn, did say that he is the Vice President of Hercules Incorporated, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its board of directors, and said A.B. Engebretsen acknowledged said instrument to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my official seal at my office in said County and State the day and year last above written.

Carolyn A Eastl
Notary Public

My term expires: April 23, 1986

GRANTEE'S ADDRESS:

IRECO INCORPORATED
11th Floor
Crossroads Towers
Salt Lake City, Utah 84144

Tax Bills
SAME

HERCULES INCORPORATED FED ID # 51-0023450
IRECO INCORPORATED FED ID # 87-0409179

C6/11 354.16- CHECK

3630

24519/3

NASHVILLE, TN

Exhibit A

All that certain real property situate and lying in the County of Davidson, State of Tennessee, as respectively described in the following instrument(s): BOOK 6578 PAGE 452

1. Warranty Deed from A. W. Jackson and Virginia A. Jackson, his wife, to Hercules Powder Company, dated August 24, 1925, recorded in the land records in the County of Davidson, State of Tennessee, on August 25, 1925, in Book 672, at Page 154, described as follows, to wit:

Being Lots Nos. 47, 48, 49, 53, 54 and 55 on the Plan of Jones and Hart's Subdivision, as of record in Book 332, page 43, Register's Office for Davidson County, Tennessee.

Said Lot No. 47 contains 5.8 acres, and is described as follows:
Beginning at the Northeast corner of Jones and Oak Streets; thence with the Northerly margin of Jones Street, Eastwardly 440 feet to the Southwest corner of lot No. 40 on said Plan; thence with the line between said two lots, Northwardly 590 feet; thence North 87 3/4° West 445 feet to the Easterly margin of Oak Street; thence with said margin, Southwardly 555 feet to the beginning.
Said Lot No. 48 contains 5 acres, and is described as follows:
Beginning at the Northwest corner of Jones and Oak Streets; thence with the Northerly margin of Jones Street, Westwardly 400 feet to the Southeast corner of Lot No. 55 on said Plan; thence with the line between said two lots, Northwardly 530 feet; thence South 87 3/4° East 400 feet to the Westerly margin of Oak Street; thence with said margin, Southwardly 553 feet to the beginning.
Said Lot No. 49 contains 4 acres, and is described as follows:
Beginning at the Southwest corner of Jones and Oak Streets; thence with the Southerly margin of Jones Street, Westwardly 586 feet to the Northeast corner of Lot No. 54 on said plan; thence with the line between said two lots, Southwardly 300 feet to the common corner of Lots Nos. 49, 50, 53 and 54; thence with the line between Lots 49 and 50, Eastwardly 586 feet to he Westerly margin of Oak Street; thence with said margin, Northwardly 300 to the beginning.
Said lot No. 53 contains 2.45 acres, and is described as follows:

Beginning at a point on the Northerly margin of Locust Street, 586 feet West of the Westerly margin of Oak Street, being the Southwest corner of Lot No. 50 on said plan; thence with the Northerly margin of Locust Street, Westwardly 330 feet; thence North 3° 20' East 150 feet; thence North 2° East 150 feet to the Southwest corner of Lot No. 54 on said Plan; thence with the line between Lots Nos. 53 and 54, Eastwardly 387 feet to the common corner of Lots Nos. 49, 50, 53 and 54; thence with the line between Lots Nos. 53 and 50, Southwardly 300 feet to the beginning.

BOOK 6578 PAGE 453

Said Lot No. 54 contains 2.8 acres, and is described as follows:

Beginning at a point on the Southerly margin of Jones Street, 586 feet West of the Westerly margin of Oak Street, being the Northwest corner of Lot No. 49 on said Plan; thence with the Southerly margin of Jones Street, Westwardly 440 feet; thence South 50' West 300 feet to the Northwest corner of Lot No. 53; thence with the line between Lots 53 and 54, Eastwardly 387 feet to the common corner of Lots Nos. 49, 50, 53, and 54; thence with the line between Lots Nos. 49 and 54, Northwardly 300 feet to the beginning.

Said Lot No. 55 contains 8 acres, and is described as follows:

Beginning at a point on the Northerly margin of Jones Street 400 feet West of the Westerly margin of Oak Street, being the Southwest corner of Lot No. 48 on said plan; thence with the Northerly margin of Jones Street, Westwardly 625 feet; thence North 40° East 485 feet; thence South 87 3/4° East 745 feet to the Northwest corner of Lot No. 48 on said Plan; thence with the line between said two lots, Southwardly 530 feet to the beginning.

Also Lots Nos. 15, 16 and 17 on the Plan of a subdivision of the Len K. Hart Property, as of record in Book 421, Page 16, Register's Office for Davidson County, Tennessee.

Said Lot No. 15 fronts 200 feet on the Northerly side of a 40 foot Street and runs back between parallel lines, 656 feet on the East line and 638 1/2 feet on the West line, to a 10 foot lane or right-of-way, and contains 2.9 acres.

Said Lot No. 16 fronts 200 feet on the Notherly side of a 40 foot Street, and runs back between parallel lines, 638 1/2 feet on the East line, and 621 feet on the West line, to a 10 foot lane or right-of-way, and contains 2.87 acres.

Said Lot No. 17 fronts 186 feet on the Northerly side of a 40 foot street, and runs back between parallel lines, 621 feet on the East line, and 604 feet on the West line, to a 10 foot lane or right-of-way, and contains 2.63 acres.

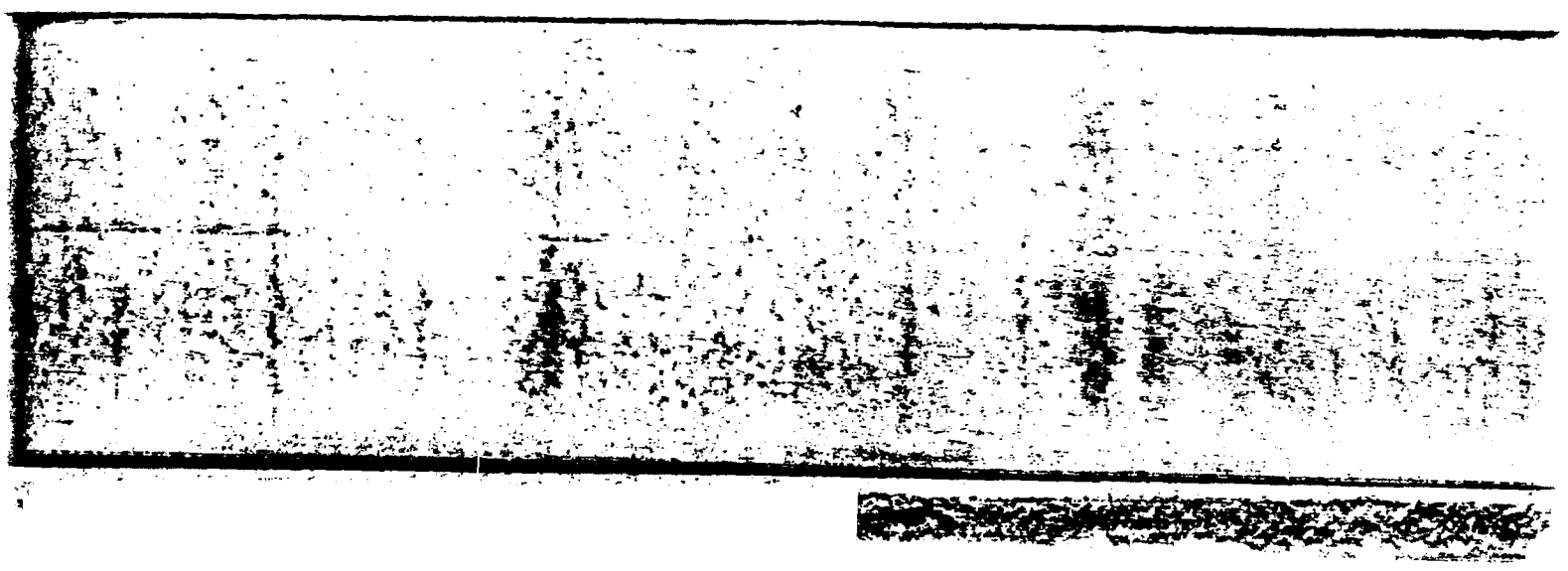
Also a certain tract of land in the 12th (Old 17th) Civil District of Davidson County, Tennessee, formerly in the 21st Civil District, containing 109.1 acres, more or less, and described as follows:
Beginning at the Southwest corner of the property conveyed to Elizabeth R. Eakin, by deed of Lucy E. Hart and husband, Len K. Hart, of record in Book 284, Page 501, Register's Office for said County; thence South 18° West 21.19 poles to a sugar tree; thence South 38 poles to a stake; thence South 10° East 20 poles to a stake; thence South 1 1/2° East 28 poles to an ash; thence South 19 poles to a stake, thence East 60 poles to a stake; thence East with the center of stone wall, about 85 poles to the Southwest corner of the tract formerly owned by Alicia Jackson; thence with her West line, North 1° West about 40 poles to a point 10 feet South of the Southwest corner of the property formerly owned by Henry Hart; thence Eastwardly and parallel with his South line, to the center of the N. & D. Branch Turnpike, known as the Dickerson Pike; thence Northwardly 10 feet to the Southeast corner of said Hart Property; thence with his South line, Westwardly to his Southwest corner; thence North 1° West 85 poles, more or less, to the Southeast corner of said Eakin Property; thence with her South line, South 89 1/2° West 133.9 poles to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM IS THE FOLLOWING DESCRIBED TWO TRACTS OF LAND:

TRACT ONE:

A tract of land in Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southwesterly corner of Lot No. 55 of the property of Hercules Powder Company, said point being also on the easterly boundary line of C.B. Vance; thence running South 80 degrees 30 minutes east, 14 feet, more or less, along the south boundary line of Lot No. 55 to a point; thence running north 6 degrees 00 minutes east, 700 feet, more or less, to a point; thence running north 17 degrees 00 minutes East 1530 feet, more or less to a point; thence running north 9 degrees 00 minutes east 361 feet, more or less to a point on Hercules Powder Company's northerly boundary line; thence running North 83 degrees 10 minutes west, 858 feet, more or less, along Hercules Powder Company's northerly boundary line to a point; thence running south 19 degrees east, 510 feet, more or less to a point thence running south 3 degrees 30 minutes West, 860 feet, more or less, to a point, thence running south 8 degrees 46 minutes 48 seconds west, 541 feet, more or less, to a point; thence running south 13 degrees 30 minutes east 228 feet, more or less, to a point; thence running south 84 degrees 41 minutes 20 seconds east 250



feet, more or less, along C.B. Vance's northerly boundary line to a point; thence running south 6 degrees 00 minutes west, 485 feet along the westerly boundary line of Lot No. 55 back to the point of beginning; containing 23.69 acres, more or less.

BEING the same property conveyed to the State of Tennessee by deed of record in Book 4107, Page 71, Register's Office for Davidson County, Tennessee.

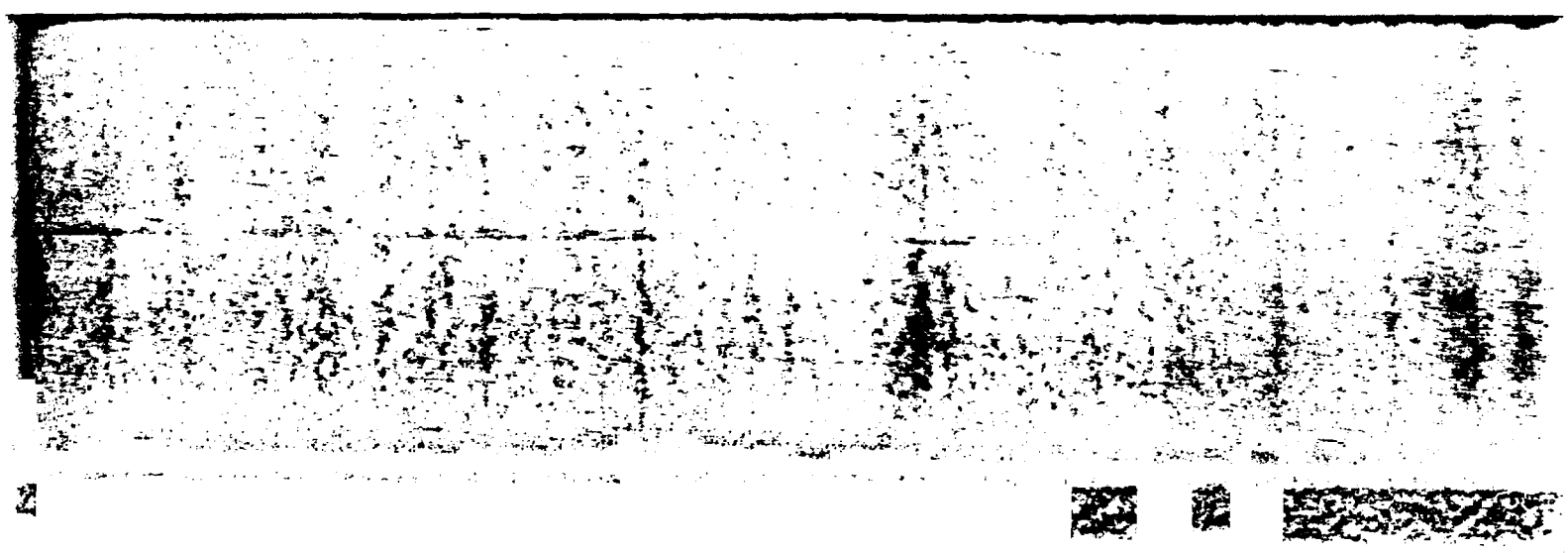
TRACT TWO:

A tract of land in Davidson County, Tennessee, described according to a boundary survey by Howard W. Anderson, A & A Engineers, Inc., dated 28 September, 1976, prepared for the Public Property Division, Metropolitan Government of Nashville and Davidson County, Tennessee, as follows:

BEGINNING at a concrete monument in the westerly boundary of the right-of-way for Interstate Highway I-65 (North) at the northerly end of Rucker Avenue, the Southeast corner of this tract; thence with the westerly boundary of the I-65 right-of-way as follows: North 15° 45' 21" West 217.72 feet to a concrete monument; thence North 5° 24' 40" East 549.93 feet to a concrete monument; thence North 0° 7' 15" West 849.93 feet to a concrete monument; thence North 22° 3' 51" West 515.75 feet to an iron pin, the northeast corner of this tract; thence leaving the westerly boundary of the I-65 right-of-way North 87° 47' 48" West 375.52 feet to a concrete monument, the Northwest corner of this tract; thence South 6° 57' 47" West 27.22 feet to a corner post; thence South 18° 31' 24" West 364.85 feet to an iron post; thence South 3° 57' 5" West 62.69 feet to an iron pin; thence South 3° 11' 6" West 110.51 feet to an iron pin; thence South 3° 41' 13" West 276.03 feet to an iron pin; thence South 1° 15' 30" East 260.49 feet to an iron pin; thence South 5° 55' 12" East 158.42 feet to a fence post; thence South 2° 12' 36" West 527.72 feet to an iron pin thence South 2° 34' 44" West 284.26 feet to an iron pin, the Southwest corner of this tract; thence South 86° 15' 21" East 738.11 feet to the beginning; containing 31.47 acres, more or less.

Being the same property conveyed to the Metropolitan Government, Nashville, Davidson County, Tennessee by deed of record in Book 5097, Page 223, Register's Office for Davidson County, Tennessee.

2. By Resolution dated July 6, 1926 of the County Court of Davidson County, State of Tennessee, in the Quarterly Session assembled at its July Term 1926, in re the closing of Jones Street, Oak Street and an unnamed street, described as follows:



Jones Street beginning at the intersection of Oak Street as shown on the Jones & Hart Subdivision as of record in Book 332, page 43, Register's Office of Davidson County, Tennessee; running thence in a westerly direction about 1075 feet to the end of said Jones Street and to the westerly boundary of the Hercules Powder Company tract.

Oak Street beginning at the intersection of Jones Street; running thence in a northerly direction about 600 feet to the end of said Oak Street, and into the property of the Hercules Powder Company.

Said unnamed street beginning at the northwest corner of Lot No. 40 in the Jones & Hart Subdivision; running thence in an easterly direction about 400 feet to the end thereof, and into the property of the Hercules Powder Company.

Subject to the following:

1. Gas Pipeline Right of Way and Easement from Hercules Incorporated to Tennessee Natural Gas Lines, Inc., dated July 1, 1964, recorded in the land records in the County of Davidson, State of Tennessee, in Book 3788, at Page 733.

2. Gas Pipeline Right of Way and Easement from Hercules Incorporated to Tennessee Natural Gas Lines, Inc., dated January 20, 1967, recorded in the land records in the County of Davidson, State of Tennessee, on March 2, 1967, in Book 4107, at Page 73.

2387W

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $129,087.00.

Lynda Pritchett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF June, 1985

Janet L Strother
Notary Public

MY COMMISSION EXPIRES 2/2/86

J 1 1 7 3 2

IDENTIF. REFERENCE

JUN 11 8 45 AM '85
FILED
DAVIDSON COUNTY TN
REGISTER

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

RECEIVED OF _____

FOR _____

BOOK 6578 PAGE 457

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

119007.00- CAMT.
335.66 CSTAX
.50 PRFEE
16.00 WDEED
CHECK 354.16-
6630A06/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. I. T. 7. 3. 2.

IDENTIF. REFERENCE

JUN 11 8 45 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 143087