BOOK 6646 PAGE 341

This instrument was prepared by:

John R. White
BARNETT & ALAGIA
200 Fourth Avenue North
P.O. Box 2509
Nashville, Tennessee 37219
(615) 244-5976

Address New Owner(s) As Follows:	Send Tax Bill To:	Map parcel Numbers
Joseph V. Russell & Associates	Same	132-4-5
2951 Sidco Drive		
Nashville, Tennessee 37204		

WARRANTY DEED

For and in consideration of the sum of $625,000.00 receipt of which is hereby acknowledged, Grantor, Dairymen, Inc., a Kentucky agricultural cooperative association has bargained and sold, and by these presents does transfer and convey unto Joseph V. Russell & Associates, GRANTEE herein, its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 58, on the Plan of Sidco Subdivision, Section Three, as of record in Book 2663, page 41, Register's Office for Davidson County, Tennessee, described according to a survey made by Barge, Waggoner, Sumner and Cannon, July 22, 1985, as follows:

Beginning at a concrete monument in the northeast corner of the intersection of Sidco Drive and Armory Drive, being located in the northerly margin of said Armory Drive and being S 87° 14' E, 47.56 feet from the easterly margin of said Sidco Drive; thence, with a curve to the right 76.04 feet to a concrete monument in the easterly margin of Sidco Drive, said curve having a radius of 50.00 feet, a central angle of 87° 08', a tangent distance of 47.56 feet and a chord of N 43° 40' W, 68.92 feet; thence, with said Sidco Drive N 0° 06' W, passing a concrete monument at 328.23 feet in all a total distance of 353.44 feet to the southwest corner to the resubdivision of Lots 59 and 60 Sidco Subdivision of record in Book 4660, page 9, R.O.D.C., Tennessee; thence, leaving said margin of Sidco Drive with said resubdivision and the centerline of a 50-foot easement reserved for private railroad and utility, and with a curve to the left 186.57 feet to a point, said curve having a radius of 359.27 feet, a central angle of 29° 52', a tangent distance of 95.80 feet and a chord of N 67° 36' E, 185.16 feet; thence, N 52° 40' E, 59.01 feet to a point; thence, continuing with said centerline and resubdivision with a curve to the right 247.71 feet to the common rear corner to Lot Nos. 57, 58 and 53 shown on said Sidco Subdivision, Section Three, said curve having a radius of 359.27 feet, a central angle

of 39° 38', a tangent distance of 129.46 feet and a chord of N 72° 29' E, 243.59 feet; thence, with the line between Lots Nos. 57 and 58, S 2° 40' W, 606.68 feet to the northerly margin of Armory Drive; thence, with said margin N 87° 14' W, 374.62 feet to a point; thence, with an offset in said margin N 2° 46' E, 5.00 feet to a concrete monument, the point of beginning, containing 223,700 square feet, or 5.14 acres.

Being part of the real property conveyed to Nashville Milk Producers, Inc., a Tennessee Corporation, by deed from Suburban Industrial Development Company, a Tennessee Corporation, of record in Book 2708, page 349, Register's Office for Davidson County, Tennessee, and by Articles of Dissolution and Agreement of record in Book 4410, page 88, said Register's Office, all assets, liabilities, and obligations were assumed by Dairymen, Inc., a Kentucky Corporation.

This is improved property known as 2976 Sidco Drive, Nashville, Tennessee.

To have and to hold the said tract or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors, and assigns, forever. And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And GRANTOR does further covenant and bind its heirs, successors, representatives, and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of August, 1985.

DAIRYMEN, INC., a Kentucky agricultural cooperative association,

BY: J E Mallon

ITS: Sr Vice President - Finance

STATE OF Kentucky)
)
COUNTY OF Jefferson)

Before me, Miriam Schwaberow, a Notary Public of the State and County aforesaid, personally appeared J.E. Mueller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Sr. Vice Pres. Finance of Dairymen, Inc., the within named bargainor, a Kentucky agricultural cooperative association, and that he as such Sr. Vice Pres. Finance executed the foregoing instrument for the purpose therein contained by signing the name of the association by the said J.E. Mueller as Sr. Vice Pres. Finance.

Witness my hand and seal, at office in Louisville, Kentucky, this 8th day of August, 1985.

Miriam Schwaberow
Notary Public Miriam Schwaberow
State-at-Large

My Commission Expires: February 12, 1988

STATE OF ~~TENNESSEE~~ Kentucky)
)
COUNTY OF ~~DAVIDSON~~ Jefferson)

The actual consideration for this transfer or value of property (whichever is greater) is $625,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

J.E. Mueller

Sworn to and subscribed before me this 8th day of August, 1985.

Miriam Schwaberow
Notary Public Miriam Schwaberow
State-at-Large

My Commission Expires: February 12, 1988

RUSH

3347.0

IDENTIFICATION REFERENCE

SEP 3 2 25 PM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

Prepared by:

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6646 PAGE 347

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			625000.CO- CAMT.	
			1625.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 1634.50-	
			3335A09/03/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33470

IDENTIFICATION REFERENCE

SEP 3 2 25 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 169164