B'1135

Nashville, Tennessee

BOOK 6866 PAGE 493

OWNER:
Name and address to which future tax statements are to be sent:

LaRoche Industries Inc.
Perimeter 400 Center
1100 Johnson Ferry Road
Atlanta, Georgia 30342

This instrument prepared by:

Mr. Reid Garrett
Powell, Goldstein, Frazer & Murphy
Suite 1100
35 Broad Street
Atlanta, Georgia 30335
(Tel. no. 404 572-6600)

MAP 80, PARCELS 6 AND 17

LIMITED OR SPECIAL WARRANTY DEED
AND QUITCLAIM DEED

THIS LIMITED OR SPECIAL WARRANTY DEED AND QUITCLAIM DEED, made as of the 20th day of May, 1986, between UNITED STATES STEEL CORPORATION ("Grantor"), a corporation organized and existing under the laws of the State of Delaware, and having an office at 600 Grant Street, Pittsburgh, Pennsylvania 15230; and LAROCHE INDUSTRIES INC. ("Grantee"), a corporation organized and existing under the laws of the State of Delaware, and having an office at Perimeter 400 Center, 1100 Johnson Ferry Road, Atlanta, Georgia 30342;

W I T N E S S E T H T H A T:

Grantor, for and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm, unto Grantee, its successors and assigns, the real property described in Exhibit "A-1" attached hereto and incorporated herein by this reference, together with all improvements located thereon;

TO HAVE AND TO HOLD the aforesaid real property and improvements, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee, forever in FEE SIMPLE.

Without expanding by implication the scope of the limited or special warranty contained hereinbelow, the within conveyance is made subject to the matters set forth or indicated in Exhibit "B" attached hereto and by this reference made a part hereof.

Grantor will SPECIALLY WARRANT AND FOREVER DEFEND unto Grantee the right and title to the aforesaid real property described in Exhibit "A-1" hereto and the improvements thereon against the

claims of all persons claiming, owning or holding by, through or under Grantor; provided, however, that Grantor makes and will make no warranty with respect to, and will not defend against, the matters set forth or indicated in Exhibit "B" hereto.

Grantor has also remised, released and forever quitclaimed, and by these presents does remise, release and forever quitclaim, unto Grantee, its successors and assigns, the real property described in Exhibit "A-2" attached hereto and incorporated herein by this reference, together with all improvements located thereon.

IN WITNESS WHEREOF, Grantor has caused the within Deed to be executed and delivered by its duly authorized corporate officer, its corporate seal to be affixed, and the execution and sealing of these presents to be attested by its Secretary or Assistant Secretary, all as of the day and year first above written.

UNITED STATES STEEL CORPORATION,
a Delaware corporation

By: D. H. Hopton
Printed Name: David H. Hopton
Title: Group Vice President

Attest: K M Stanton
Printed Name: KM STANTON
Title: ASST SECRETARY

[CORPORATE SEAL]

State of Georgia)
)
County of DeKalb)

Subscribed and sworn to before me this 20 day of MAY, 1986

John E Taylor
Notary Public

My Commission expires: September 18, 1989

[Notarial Seal]

John E. Taylor
56 Perimeter Center E., Ste 500
Atlanta, Georgia 30346-2283
(404) 390-1600
Notary Public, Georgia, State at Large
Appointed in Cobb County, Georgia
My commission expires September 18, 1989
Notarization Date: May 20, 1986

The actual consideration for this transfer of value of the property transferred is $589,000.00.

C May Henderson
Affiant

STATE OF TENNESSEE

ACKNOWLEDGMENT

STATE OF Georgia

COUNTY OF DeKalb

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared David H. Hopton, 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 Group Vice-President of United States Steel Corporation, the within named bargainor, a corporation, and that he as such Group Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the names of the corporation by himself as such Group Vice-President. Witness my hand and seal as of the 20th day of May, 1986.

John E. Taylor
Notary Public

My Commission expires:

September 18, 1989

[AFFIX NOTARIAL SEAL]

JOHN E. TAYLOR NOTARY PUBLIC COBB COUNTY, GA

John E. Taylor
56 Perimeter Center E., Ste 500
Atlanta, Georgia 30346-2283
(404) 399-1600
Notary Public, Georgia, State at Large
Appointed in Cobb County, Georgia
My commission expires September 18, 1989
Notarization Date: May 20, 1986

Nashville, Tennessee

EXHIBIT "A-1"

BOOK 6866 PAGE 496

PARCEL 1 All those tracts or parcels of land situated and being in the County of Davidson, State of Tennessee:

Beginning at a concrete monument set at the intersection of the northerly right-of-way line of the West Nashville branch of the Louisville and Nashville Railway (formerly Nashville, Chattanooga and Saint Louis Railway) and the southeasterly boundary of the Tennessee State Prison lands (said monument is N. 41° 10' E. 57.12 feet from an iron stake set in concrete at the intersection of the center line of said Louisville and Nashville Railroad and the said State Prison land boundary).

Thence with the line between the Armour Agricultural Chemical Company and the Tennessee State Prison lands N. 41° 10' E. 1250.88 feet (passing an iron stake in concrete set on line at the top of a bluff, at 1068 feet) in all, 1250.88 feet to a point in the low water line (1897) of the Cumberland River left bank.

Thence, up the Cumberland River approximately with the low water line S. 43° 58' E. 707 feet to a point in the westerly margin of Depot Street or 61st Avenue North extended.

Thence leaving the Cumberland River and along the westerly margin of Depot Street S. 6° 07' 40" E. 1126.78 feet to a concrete monument at the intersection of the westerly margin of Depot Street and the northeasterly right of way of the L&N Railroad, said monument is 50 feet at right angles from the center line of the West Nashville branch of said railroad.

Thence with the northeasterly right of way of the railroad N. 50° 57' 40" W. 88.38 feet to an iron stake at the beginning of a curve in the railroad.

Thence with the said northeasterly right of way, northwesterly along a curve (radius 841.23 feet) to the left, 692.26 feet to a point of reverse curvature in the said right of way.

Thence continuing with the right of way northwesterly along a curve to the right (radius 654.12 feet) 921.74 feet to the point of beginning, containing 30.437 acres.

Nashville, Tennessee

PARCEL 2-a

BOOK 6866 PAGE 497

Beginning at a concrete monument in the northeasterly margin of Centennial Boulevard at the common corner of lands herein described and The Texas Company lands, said corner being N. 58° 39' 40" W. 500.0 feet along the northeasterly margin of Centennial Boulevard from the northwesterly margin of 61st Avenue North (formerly Depot Street), thence, along the northeast margin of Centennial Boulevard N. 58° 39' 40" W. 346.0 feet to the beginning of a curve in Centennial Boulevard.

Thence, along the curve (radius 229.96 feet) northwesterly 136.46 feet to the end of the curve.

Thence continuing with the margin of Centennial Boulevard N. 24° 39' 40" W., 245.2 feet to the easterly right of way of the Morrow Street spur line of the L&N Railroad. (No. 5)

Thence with the easterly right of way of the said spur line northeasterly with a curve (radius 1253.3 feet) 483.42 feet to a point where the spur line right of way intersects the southerly right of way of the West Nashville branch of the L&N Railroad.

Thence with the right of way of the said West Nashville line easterly along a curve (radius 729.12 feet) to the left 108.0 feet to a point of reverse curvature in the track.

Thence, continuing with the southerly right of way of the West Nashville branch easterly along a curve (radius 766.23 feet) to the right 282.03 feet to a concrete monument at the common corner of this parcel and The Texas Company.

Thence with the line of The Texas Company land S. 28° 15' 40" W., 748.85 feet to the point of beginning containing 7.667 acres, more or less.

PARCEL 2-b

Beginning at the point of intersection of the northeasterly margin of Centennial Boulevard and the northwesterly right of way of the Morrow Street Spur line (No. 5) of the L&N Railroad, thence with the northeasterly margin of Centennial Boulevard N. 24° 39' 40" W., 244.4 feet to the beginning of a curve in Centennial Boulevard.

Thence along said curve (radius 229.98 feet) northerly 39.07 feet to the end of the curve.

Thence, continuing with the northeasterly margin of Centennial Boulevard N. 14° 55' 40" W., 326.58 feet to an iron stake set in concrete at the intersection of the northeasterly margin of Centennial Boulevard and the southwesterly right of way of the West Nashville branch of the N.C. & St. L. Railway (now L&N Railroad), this point being 25 feet from the center line of the said railway.

Thence along the southwesterly right of way of the West Nashville branch, 25 feet from and concentric with the curve (radius 729.12 feet) to the left, 720.08 feet to the northwesterly margin of the Morrow Street spur line of the L&N Railroad.

Thence with the northwesterly right of way of the Morrow Street spur line 20 feet from the center line of the track along a curve (radius 1293.30 feet) to the left 363.51 feet to the point of beginning, containing 1.717 acres.

Being all or a part of the property acquired by United States Steel Corporation under deed from Armour Agricultural Chemical Company, dated July 30, 1969, and recorded in Book 4360, Page 200, in the Office of the Register of Davidson County, Tennessee.

EXHIBIT A-1

Legal Description

Davidson-Tennessee Tract

All those tracts or parcels of land lying and being in Nashville, Davidson County, State of Tennessee, as shown on that certain plat of survey prepared for United States Steel Corporation by Patrick S. Coode, Tennessee Registered Land Surveyor No. 855, dated May 2, 1986 to which survey reference is hereby made for complete and accurate legal description and being more particularly described as follows:

TRACT 1:

Beginning at a railroad spike in concrete, the southwesterly corner of the herein described tract; thence North 41 degrees 09 minutes 45 seconds East, 1249.77 feet to the low water line of the Cumberland River; thence continuing along said low water line South 43 degrees 57 minutes 02 seconds East, 705.50 feet to a point; thence leaving said low water line South 6 degrees 07 minutes 40 seconds East, 1124.44 feet to a point in the northerly right-of-way of the Louisville & Nashville Railroad; thence continuing along said right-of-way North 51 degrees 12 minutes 02 seconds West, 88.80 feet to a point; thence along a curve to the left having a radius of 841.32 feet, a distance of 688.75 feet to a point; thence along a curve to the right having a radius of 654.46 feet, a distance of 922.37 feet to the point of beginning and containing 30.401 acres, more or less.

TRACT 2A

Beginning at a point in the northerly right-of-way of Centennial Boulevard, the southeast corner of the herein described tract and the southwest corner of the property conveyed to The Texas Company as recorded in Deed Book 1129, page 452, Register's Office for Davidson County; thence continuing along said right-of-way North 58 degrees 37 minutes 34 seconds West, 346.00 feet to a point; thence along a curve to the right having a radius of 229.96 feet, a distance of 136.46 feet to a point; thence North 24 degrees 37 minutes 34 seconds West, 247.74 feet to a point; thence leaving aforesaid right-of-way along a curve to the right

having a radius of 1253.30 feet, a distance of 497.45 feet to a point; thence along a curve to the left having a radius of 729.12 feet, a distance of 90.93 feet to a point; thence along a curve to the right having a radius of 766.23 feet, a distance of 286.59 feet to a point; thence South 28 degrees 15 minutes 40 seconds West, 749.41 feet to the point of beginning and containing 7.596 acres, more or less.

TRACT 2B

Beginning at a point in the northerly right-of-way of Centennial Boulevard, said point located 750.2 feet northwesterly along said Centennial Boulevard from the southwest corner of the property conveyed to The Texas Company, as recorded in Deed Book 1129, page 452, Records of Davidson County; thence North 24 degrees 37 minutes 34 seconds West, 242.07 feet to a point; thence along a curve to the right having a radius of 229.98 feet, a distance of 39.07 feet to a point; thence North 14 degrees 53 minutes 34 seconds West, 307.1 feet to a point; thence leaving said Centennial Boulevard along a curve to the left having a radius of 729.12 feet, a distance of 700.94 feet to a point; thence southwesterly along a curve to the left having a radius of 1293.3 feet, a distance of 364.13 feet to the point of beginning and containing 1.671 acres, more or less,

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IDENTIFICATION REFERENCE

MAY 23 1 49 PM '86

FELIX ... WALSTON JR. REGISTER
DAVIDSON COUNTY, TN

EXHIBIT "B"

Nashville, Tennessee

1. Easement vested in the Electric Power Board of the City of Nashville, by decree entered in Minute Book 38, Page 244, Third Circuit Court for Davidson County, Tennessee.

2. Flowage easement granted United States of America by Armour and Company, of record in Book 2284, Page 599, Register's Office for Davidson County, Tennessee.

3. Easement granted Nashville & St. Louis Railway Company by grant from Armour and Company, December 1, 1955, of record in Book 2486, Page 598, Register's Office for Davidson County, Tennessee, a plan of which is shown on Page 600.

4. Easement granted Colonial Pipeline Company by grant from Armour and Company, January 1, 1964, of record in Book 3707, Page 98, Register's Office for Davidson County, Tennessee, a plan of which is shown on Page 102.

5. Easements set forth in Warranty Deed from Armour and Company to The Texas Company dated July 11, 1940, of record in Book 1129, Page 452, Register's Office for Davidson County, Tennessee, as amended by an unrecorded Pipe Line Agreement dated August 31, 1945, between Armour and Company and The Texas Company.

6. An unrecorded Permit for Installation of Dock and Dolphins from Armour and Company to The Texas Company, dated August 6, 1954.

7. An unrecorded Second Supplemental Agreement Permit for Installation of Dock and Dolphins between Armour and Company and The Texas Company dated May 26, 1964.

8. Rights of the public, if any, in and to the Cumberland River, together with all right, title and interest to any accretion along said Cumberland River.

9. Sanitary sewer and/or storm drainage easement of record in Book 5487, Page 280, Register's Office for Davidson County, Tennessee.

10. Agreement by and between United States Steel Corporation and Colonial Pipeline Company, of record in Book 4773, Page 3, Register's Office for Davidson County, Tennessee.

11. Renewal dated December 7, 1951 by and between Armour and Company as Lessor and Dave Redmond as Lessee of lease dated December 10, 1946.

12. Easement Option dated July 6, 1979 from United States Steel Corporation to the Metropolitan Government of Nashville and Davidson County, Tennessee.

13. Contract dated January 30, 1976 between the Louisville and Nashville Railroad Company as Licensor and USS Agri-Chemicals Division of United States Steel Corporation as Licensee.

14. Contract and Sidetrack Application dated October 29, 1925 by and between the Nashville, Chattanooga & St. Louis Railway and Tennessee Chemical Company.

15. Right of way easement to the Nashville, Chattanooga & St. Louis Railway by Tennessee Chemical Company grant in September, 1916.

16. Rights of Nashville Electric Company in and to security lights and poles on the property.

17. Railroad crossing signs.

18. All matters shown in plat of survey dated May 2, 1986, prepared by Patrick S. Coode, Tennessee Registered Land Surveyor Number 855.

19. Property taxes payable in the year 1986 (which taxes have been prorated at closing).

20. Mechanics' and materialmen's liens, and the right to file mechanics' and materialmen's liens, whether choate or inchoate.

21. Zoning restrictions, and building and use restrictions, including, without limitation, variances.

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

RECEIVED OF _____

FOR _____

BOOK 6866 PAGE 503

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

589000.00- CAMT.
1531.40 CSTAX
.50 PRFEE
30.00 WDEED
CHECK 1561.90-
7821A05/23/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03973

IDENTIF. REFERENCE

MAY 23 1 46 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251561