WARRANTY DEED
(CORPORATE FORM)

BOOK 7030 PAGE 903

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Myles D. Berman, Esq. Altheimer & Gray 333 W. Wacker Drive Chicago, Illinois 60606	Samuel Phillip Sleigh (NAME) Route 1 (STREET ADDRESS) Woodlawn, TN 37191 (CITY) (STATE) (ZIP)	91-14

THIS INDENTURE, made and entered into this 24th day of October 1986 by and between VIGORO INDUSTRIES INCORPORATED

a corporation organized and existing under and by virtue of the laws of the State of Delaware party of the first part, and

SAMUEL PHILLIP SLEIGH and LAURENCE G. TEETER, JR., as equal tenants in common, their heirs and assigns,

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville the County of Davidson, State of Tennessee.

Legal description attached hereto as Exhibit "A"

60021

IDENTIFICATION REFERENCE

Nov 4 4 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

Secretary

VIGORO INDUSTRIES INCORPORATED

By: Mark G. Boulanger
Vice President

STATE OF ILLINOIS, COUNTY OF St. Clair

Before me, Steven Scott Schutzenhofer, a Notary Public of said State and County aforesaid, personally appeared Mark G. Boulanger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be Vice President of the VIGORO INDUSTRIES INCORPORATED, the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself (or herself) as Vice President.

WITNESS my hand and seal, at office in Fairview Heights, IL, this the 24 day of October 1986.

Steven Scott Schutzenhofer
Notary Public

My Commission Expires 19th day of DECEMBER 1988.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 550,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 24th day of October, 1986

NOTARY PUBLIC

My commission expires: 12/19/88

STEVEN SCOTT SCHUTZENHOFER NOTARY PUBLIC ILL.

PROPERTY ADDRESS:

Centennial Boulevard, Nashville, Tennessee

Chicago Title Insurance Company
61 Adams Ave.
Memphis, Tennessee 38103

T-1901 R 8/86

"EXHIBIT A"

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, 921 feet to the westerly margin of Seventh Street, as laid out by the Riverside Land Company; thence North 3 deg. East, along the westerly margin of said Seventh Street, 789 feet, more or less, to low water mark of the Cumberland River; thence meandering down said River at low water mark. 1,000 feet, more or less, to a point opposite a hole drilled in a stone on top of the bluff; thence South 3 deg. West, up said bluff across said hole in said stone, 867.9 feet, more or less, to the beginning point.

The above described property was conveyed to S & P Investments Corp. by deed from Kaiser Aluminum & Chemical Corporation of record in Book 6504, page 783, Register's Office for Davidson County, Tennessee.

Together with that certain easement situated in Davidson County, Tennessee and conveyed to S & P Investments Corp. by Quitclaim Deed from Kaiser Aluminum & Chemical Corporation, of record in Book 6504, page 788, Register's Office for Davidson County, Tennessee.

Twenty five (25) foot easement for ingress and egress for the benefit of that certain real estate situated in Davidson County, Tennessee, described hereinabove, as created by Decree entered November 17, 1920, in Case entitled Federal Chemical Company vs. Victor Chemical Company, in the Chancery Court at Nashville, Tennessee, Minute Book 99, page 303, and recorded in Deed Book 560, page 460, dated November 22, 1920, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7030 PAGE 905

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

550000.00- CAMT.
1540.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 1546.50-
2340A11/04/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60021

IDENTIFT REFERENCE

Nov 4 4 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 08407