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49

STATE OF TENNESSEE,
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,075,995.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF May 1987

Notary Public

My Commission Expires

MY COMMISSION EXPIRES

Lender: NONE

THIS INSTRUMENT WAS PREPARED BY

MARK MORRISON, ATTY. (NAME) 323 UNION STREET NASHVILLE, TN 37201 (ADDRESS)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
PURINA MILLS, INC. (NAME)	SAME (NAME)	133-37
800 Chouteau (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
St. Louis, MO 63102 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RALSTON PURINA COMPANY, a Missouri Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO PURINA MILLS, INC., a Delaware Corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

LOT 1 of East Radner Industrial Subdivision per Plan recorded in Book 3600, page 57, being more particularly described as follows:

A parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, being located in the southwest quadrant of Trousdale Drive and Veritas Street and being more particularly described as follows:

BEGINNING at a concrete monument in the westerly margin of Trousdale Drive, said monument being in the division line of Lots Nos. 1 and 2 on the plat of East Radnor Industrial Subdivision of record in Book 3600, page 57, R.O.D.C.; thence leaving westerly margin of Trousdale Drive, with said lot line South 83° 32' West, two hundred sixty-two and forty-four hundredths (262.44) feet to an iron pin fifty (50) feet easterly from centerline southbound main of Seaboard Systems Railroad; thence fifty (50) feet distant from and parallel to said southbound main, with a curveto the left having a central angle of 4° 16' 12" and a radius of five thousand seven hundred twenty-nine and sixty-five hundredths (5,729.65) feet, a distance of four hundred twenty-seven (427.00) feet to an iron pin; thence continuing fifty (50) feet from and parallel to said main, North 10° 46' 08" West, eight hundred thirty and seventy-five hundredths (830.75) feet to a concrete monument; thence North 83° 01' 09" East, three hundred ninety-seven and ninety-three hundredths (397.93) feet to an iron pin in the westerly margin of Trousdale Drive; thence with said margin of Trousdale Drive, South 6° 20' East, eighty-four and ninety-eight (84.98) feet to a concrete monument; thence South 6° 20' East, seven hundred twenty-four and forty-two hundredths (724.42) feet to an iron pin; thence with a curve to the right having a central angle of 8° 11' and a radius of one thousand twenty-three and fifty-eight hundredths (1,023.58) feet for a distance of one hundred forty-six and nineteen hundredths (146.19) feet to a concrete monument; thence South 1° 51' West, three hundred six and seventy-three hundredths (306.73) feet to the point of beginning. Being the land conveyed by Deed in Book 6501, page 734.

Subject to exceptions as listed in Exhibit A.

This is ~~unimproved~~ improved property, known as (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand this 30th day of March, 19 87

Attest:

Assistant Secretary

Ralston Purina Company

By:

Vice President

06/14 3525.30

STATE OF TENNESSEE }

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19____.

Commmission expires_____

_____
Notary Public

STATE OF ~~TENNESSEE~~ Missouri }
City of St. Louis

Before me, Howard T. Nelson, a Notary Public within and for the State and County aforesaid, personally appeared F. J. Cornwell, Jr. and J. A. Fraser (his oath) (~~himself~~) with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice President and Assistant Secretary respectively of the Ralston Purina Company the within named bargainor, a corporation, and that (he) (they) as such Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said F. J. Cornwell, Jr. as such Vice President, and attesting the same by the said J. A. Fraser as such Assistant Secretary

Witness my hand and official seal at office at St. Louis, Missouri on this the 30th day of March 1987

My commission expires ~~Notary Public, State of Missouri~~ HOWARD T. NELSON County of St. Louis ~~My Commission Expires June 3, 1989~~

Howard T. Nelson
Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

MID-SOUTH TITLE INSURANCE CORPORATION
LAWYERS TITLE INSURANCE CORPORATION

325 Union Street Building, Nashville, Tennessee 37201

EXHIBIT A

1. Taxes for the year 1986 and thereafter.

2. Easement(s) and Building setback(s) as shown on plat recorded in Book 3600, page 57, Register's Office for Davidson County, Tennessee.

3. Restrictions shown on Plat recorded in Book 3600, page 57, said Register's Office.

4. Rights of the railroad company servicing the railroad siding located on insured premises in and to the ties, rails and other properties constituting said railroad siding or in and to the use thereof and also rights of others thereto entitled in and to the use thereof.

2603

IDENTIFT REFERENCE

MAY 14 2 42 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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
	CO	3,013,985.00		

8612.80 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 8622.30-
7330A05/14/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

260023

IDENTIFICATION REFERENCE

MAY 14 2 42 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 81874