This instrument was prepared by Dempsey H. Marks, of the Law Firm of Marks, Marks & Shell, 114 South Second Street, Clarksville, Tennessee 37040.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 350000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 1987.
Deputy Register

Map 91- Par 14.1
Tax Parcel
NAME & ADDRESS OF PROPERTY OWNER:
NASHVILLE Elevator Co. INC.
% Clarksville Grain Co.
1149 Franklin St.
Clarksville TN 37040
MORTGAGEE:

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SAMUEL PHILLIP SLEIGH and
LAURENCE G. TEETER, JR.

TO: CASH WARRANTY DEED

NASHVILLE ELEVATOR COMPANY, INC.

IDENTIFICATION REFERENCE
SEP 17 11 11 AM '87
DAVIDSON COUNTY, TN
65973

FOR THE CONSIDERATION HEREINAFTER SET OUT, the receipt of which is hereby acknowledged, SAMUEL PHILLIP SLEIGH and LAURENCE G. TEETER, JR., as GRANTORS, have bargained and sold and do hereby transfer and convey unto the GRANTEE, NASHVILLE ELEVATOR COMPANY, INC., a Tennessee corporation with its situs and principal offices being located in Clarksville, Montgomery County, Tennessee, its successors and assigns forever, the following described real estate, together with any and all improvements thereon, situated in County of Davidson, State of Tennessee, to-wit:

FIRST TRACT: 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 degrees 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 degrees West, up said bluff across said hole in said stone, 867.9 feet, more or less, to the beginning point.

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.

This being the same real estate conveyed by Warranty deed from Vigoro Industries Incorporated to the herein Grantors of record in Book 7030, page 903 in the aforesaid Register's Office.

SECOND TRACT: BEGINNING at a point in the Southeast corner of tract of real estate conveyed to Samuel Phillip Sleigh and Laurence G. Teeter, Jr., by deed of record in Deed book 7030, page 903, in the Register's Office for Davidson County, Tennessee, and running thence North 83 degrees 09 minutes 11 seconds West 25.59 feet to a point; thence, with fence, as follows: North 06 degrees 46 minutes 04 seconds East 255.06 feet to a point and South 82 degrees 53 minutes 16 seconds East 25.00 feet to a point in the Easterly line of said property conveyed to Sleigh and Teeter; thence with the Easterly line of said property South 06 degrees 54 minutes West 255.17 feet to the point of beginning, according to survey and plat dated January 24, 1985 of Barge, Waggoner, Sumner & Cannon, Inc.

This being the same real estate conveyed by Quit Claim Deed from Vigoro Industries Incorporated to the herein Grantors of record in Book 7030, page 906, in the aforesaid Register's Office.

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TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the GRANTEE, NASHVILLE ELEVATOR COMPANY, INC., a Tennessee corporation with its situs and principal offices being located in Clarksville, Montgomery County, Tennessee, its successors and assigns forever.

THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, that they have a good and lawful right to convey the same, that it is unencumbered, and they will forever warrant and defend the title thereto against the lawful claims of all persons forever.

THE CONSIDERATION FOR THIS CONVEYANCE is the assumption by the Grantee of a certain purchase money installment note in the principal amount of FOUR HUNDRED THOUSAND & NO/100 ($400,000.00) DOLLARS dated November 4, 1986, from the herein Grantors payable to Kaiser Agricultural Chemicals, Inc., a Delaware corporation with its principal place of business located at Highway 21 North, Port Wentworth/Savannah, Georgia 31402, as described in Deed of Trust to Barnet C. Engler, Esq., Trustee; of record in Book 7030, at page 909 in the Register's Office for Davidson County, Tennessee. Grantee joins in this conveyance to covenant and agree that it will carry out all of the covenants as contained in said deed of trust.

Grantors, PHILLIP SLEIGH and LAURENCE G. TEETER, JR., by the execution of this deed further covenant and agree that they shall remain jointly and severally liable for the indebtedness of $400,000.00 as described above payable to Kaiser Agricultural Chemicals, Inc.

POSSESSION will be given upon delivery of this deed.

The 1987 TAXES are to be paid by Grantee.

GRANTORS make OATH that the fair, cash market value of the real estate herein conveyed is $ 350,000.00.

IN WITNESS WHEREOF, the parties hereto have executed this deed on this the 5th day of June, 1987.

Samuel Phillip Sleigh
Samuel Phillip Sleigh

Laurence G. Teeter, Jr., GRANTORS

NASHVILLE ELEVATOR COMPANY, INC.

BY: _____
President GRANTEE

ATTEST:

Donna Sleigh
Secretary

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STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, Louise C Meador, a Notary Public in and for said County and State, SAMUEL PHILLIP SLEIGH and LAURENCE G. TEETER, JR., the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal of office on this the 5th day of June, 1987.

Louise C. Meador
NOTARY PUBLIC

My Commission Expires: 8/15/88

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Before me, Louise C. Meador (Print name of Notary), a Notary Public in and for said County and State, personally appeared LAURENCE G. TEETER, JR., and DONNA SLEIGH, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be the President and Secretary of NASHVILLE ELEVATOR COMPANY, INC., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as President and Seceretary, respectively.

Witness my hand and seal of office on this the 5th day of June, 1987.

Louise C. Meador
NOTARY PUBLIC

My commission expires: 8/15/88

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7354 PAGE 815

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			550000.00-	CAMT.
			1540.00	CSTAX
			.50	PRFEE
			9.00	WDEED
			CHECK	1549.50-
3469A	09/17/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 5 9 7 3

IDENTIFICATION REFERENCE

SEP 17 11 11 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 17121