Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Laurence G. Teeter, Jr. Samuel Phillip Sleigh c/o Clarksville Grain Co. 1148 Franklin Street Clarksville, TN 37040	Map 91 Parcel 14	Same

This instrument prepared by: Boult, Cummings, Conners & Berry (___)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Nashville Elevator Company, Inc., a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Laurence G. Teeter, Jr. and Samuel Phillip Sleigh as tenants in common (the "Grantees"), Grantees' heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

It is the intent of this instrument that the Grantees each own a one-half undivided interest as tenants in common.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the lien for unpaid real estate taxes, whether now or hereafter due and all other matters of record including without limitation that certain deed of trust of record in Book 7030, page 909, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

Subscribed and sworn to before me this 29th day of December, 1988.

Notary Public
My Commission Expires: 5/8/92

LORETTA B. LANE NOTARY

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantees, Grantees' heirs and assigns, forever.

Grantor covenants with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the said Grantees, Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 29 day of December, 1988.

NASHVILLE ELEVATOR COMPANY, INC.,
a Tennessee corporation

By: Laurence G. Teeter, Jr.
Laurence G. Teeter, Jr.
President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Loretta B. Lane, Notary Public, Laurence G. Teeter, Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Nashville Elevator Company, Inc., a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 29th day of December, 1988.

Loretta B. Lane
Notary Public

My Commission Expires: 5/8/91

2433 12/29 0101 03CHECK 3639.50

EXHIBIT A

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 Easterly 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.

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.

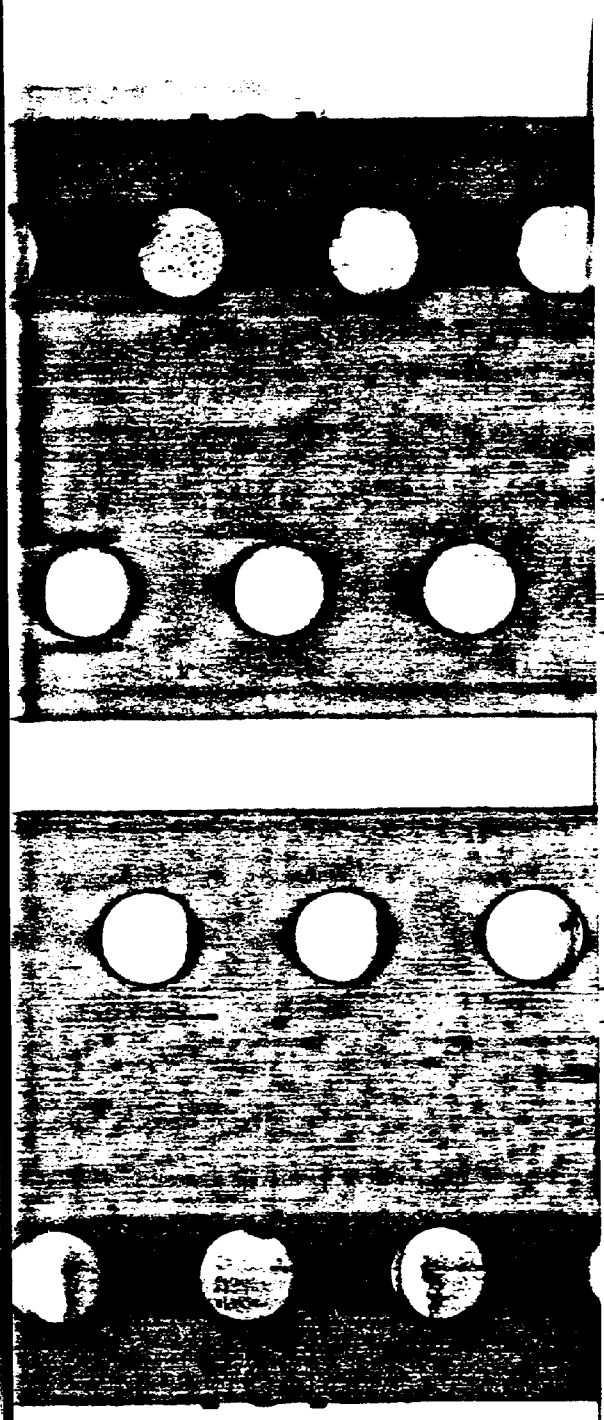
This being the same real estate conveyed by Deed from Samuel Phillip Sleigh and Laurence G. Teeter, Jr., to the herein Grantor of record in Book 7354, page 812, in the aforesaid Register's Office.

9. 7. 6. 8. 9.

IDENTIFICATION REFERENCE

Dec 29 3 43 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 7739 PAGE 407

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

CAMT 1100000.00
CON TX 3630.00
PRFEE 0.50
WDEED 9.00
TOTAL 3639.50
CHECK 3639.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/29/88 01 15:43 0001 2433

97689

IDENTIFI REFERENCE

Dec 29 3 42 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168551