This instrument prepared by:
Blakeley D. Matthews
CORNELIUS & COLLINS
Suite 2900
Third National Financial Center
P. O. Box 2808
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $75,334.00.

Jesse L Anderson
AFFIANT

Subscribed and sworn to before me this 2nd day of August, 1989.

Cheryl R. Beam
NOTARY PUBLIC
My Commission Expires: 10-9-91

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel Number:**
Austin Powder Company 25800 Science Park Dr. Cleveland, OH 44122	Same Address ATTN: Fred Huff	Map 88 Parcel 1

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid by Austin Powder Company, an Ohio corporation, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Jesse L. Anderson and wife, Rubye O. Anderson, have this day bargained and sold, and by these presents do transfer and convey unto the said Austin Powder Company, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee described as follows:

> Land in Davidson and Cheatham Counties, Tennessee, being more fully described according to the surveys and plats made by John Kohl & Co., P.C., dated July 7, 1989 and June 6, 1989, as follows:
>
> Beginning at an iron pin on the easterly side of a 50 foot roadway easement known as Garland Hollow Road, the northwesterly corner of the property conveyed to Larry W. Anderson, as of record in Deed Book 5459, page 763, Register's Office for Davidson County, Tennessee; thence along said Road, South 25 deg. 27' 04" East, 206.02 feet to an iron pin; thence South 29 deg. 23' 16" East, 206.12 feet to an iron pin at the

southwesterly corner of the property conveyed to Thomas R. Smith, as recorded in Deed Book 7483, page 859, Register's Office for Davidson County, Tennessee; thence leavings said Road and along said Smith's southerly line, North 61 deg. 34' 34" East, 1065.03 feet to an iron pin; thence North 29 deg. 23' 17" West, 206.16 feet to an iron pin; thence South 61 deg. 32' 11" West, 473.10 feet to an iron pin at the southeasterly corner of the said Larry W. Anderson property; thence North 28 deg. 27' 49" West, 424.02 feet; thence North 59 deg. 23' 41" East, 51.91 feet; thence North 57 deg. 13' 51" East, 164.89 feet to a Beech tree; thence North 55 deg. 01' 49" East, 113.89 feet; thence North 52 deg. 35' 31" East, 98.72 feet to a 30" Maple tree; thence North 33 deg. 54' 55" East, 269.31 feet to a Hickory tree; thence North 25 deg. 50' 31" East, 130.00 feet; thence South 84 deg. 14' 27" East, 984.50 feet to a 24" Hickory tree; thence South 7 deg. 55' 27" West, 2558.00 feet; thence North 38 deg. 16' 31" West, 269.85 feet; thence North 47 deg. 19' 29" West, 100.00 feet; thence North 47 deg. 39' 29" West, 675.00 feet; thence North 42 deg. 49' 29" West, 370.00 feet; thence South 36 deg. 25' 31" West, 154.00 feet to a point in a creek; thence along said creek, South 26 deg. 20' 31" West, 267.00 feet; thence South 11 deg. 20' 31" West, 273.00 feet; thence South 26 deg. 07' 56" West, 200.00 feet; thence South 28 deg. 20' 31" West, 241.92 feet; thence leaving said creek, North 79 deg. 29' 29" West, 193.50 feet to a Persimmon tree; thence North 00 deg. 59' 10" East, 218.71 feet to a 15" Hickory tree; thence North 78 deg. 21' 03" West, 301.77 feet to an iron pin; thence North 10 deg. 50' 31" East, 312.94 feet; thence North 84 deg. 59' 29" West, 264.71 feet; thence North 7 deg. 05' 31" East, 498.00 feet; thence North 21 deg. 09' 29" West, 258.00 feet to a 24" Hickory tree; thence North 78 deg. 30' 04" East, 544.45 feet to a Cedar tree; thence North 22 deg. 50' 09" East, 121.06 feet to the point of beginning and containing 80.34 acres, more or less.

Being part of the same property conveyed to Jesse L. Anderson and wife, Ruby O. Anderson by deed from Cecil Collins, of record in Book 4207, page 439, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Austin Powder Company, its successors and assigns forever. Jesse L. Anderson and wife, Rubye O. Anderson

covenant with the said Austin Powder Company that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for 1989 realty taxes which have been prorated and assumed by Grantee and the permitted encumbrances set forth on Exhibit A hereto.

And Jesse L. Anderson and wife, Rubye O. Anderson do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Austin Powder Company, its successors and assigns.

Witness our hands this 2nd day of August, 1989.

Jesse L. Anderson
JESSE L. ANDERSON

Rubye O. Anderson
RUBYE O. ANDERSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Cheryl R. Beam, a Notary Public in and for said County and State, the within named Jesse L. Anderson and Rubye O. Anderson, the bargainors with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of August, 1989.

Cheryl R. Beam
NOTARY PUBLIC

My Commission Expires: 10-9-91

EXHIBIT "A"

The permitted encumbrances are as follows:

1. 20 foot access road conveyed by deed of record in Book 2921, Page 243, Register's Office for Davidson County, Tennessee.

2. Right-of-way conveyed in deeds of record in Book 3226, Pages 41 and 43, Register's Office for Davidson County, Tennessee.

3. Easement for right-of-way described in a deed of record in Book 584, Page 514, Register's Office for Davidson County, Tennessee, together with easement for other roads referred to in said deed.

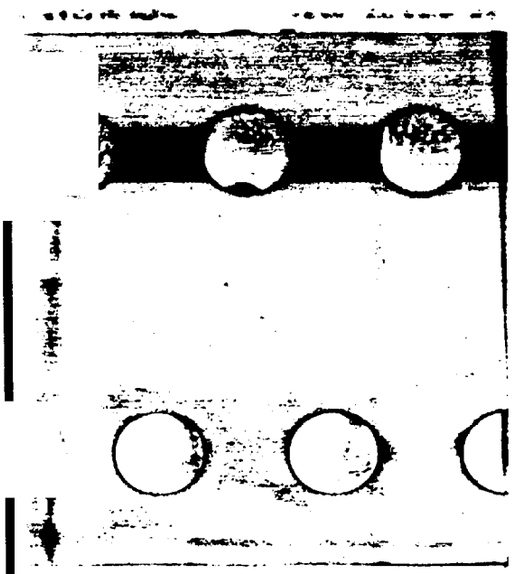
4. Easement for access road to a cemetery located on a 32 and 1/2 acre tract on the southern side of the conveyed premises.

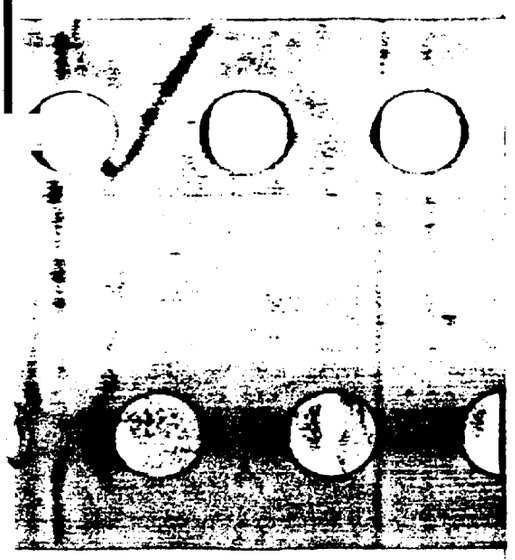
54622

AUG 2 3 16 PM '89

RUSH

1940 08/02 0101 03CHECK 261.49





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7905 PAGE 555

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

CAMT	75334.00
CON TX	248.49
PRFEE	1.00
MDEED	12.00
TOTAL	261.49
CHECK	261.49

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/02/89 01 15:17 0001 1940

5.4622

IDENTIFICATION REFERENCE

AUG 2 3 16 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 235272