GRANTEE
CONTAINER CORP. OF AMERICA
8182 Maryland Avenue
St. Louis, Missouri 63105

SEND TAX BILLS TO:
CONTAINER CORP. OF AMERICA
707 19th Avenue North
Nashville, Tennessee 37203
Map 92-7, Parcels 397 & 296

Mail to: Preferred Land Title Services, Inc.
575 Lexington Ave., New York, NY 10022
Attn. Lettie Eason

BOOK 8368 PAGE 363

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That JEFFERSON SMURFIT CORPORATION, a Delaware corporation, Party of the First Part, for and in consideration of One ($1.00) Dollar and other good and valuable consideration, does hereby bargain, sell, remise, release quitclaim and convey unto CONTAINER CORPORATION OF AMERICA, a Delaware corporation, Party of the Second Part, the following described real estate located in the County of Davidson, State of Tennessee, to-wit:

Parcel 1:

A parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located between Batavia Street and the Louisville and Nashville Railroad, being part of the property conveyed to Gray and Dudley Company, of record in Book 4389, page 158, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly margin of Batavia Street, the northwest corner of the property conveyed to Alton Boxboard Company, of record in Book 5204, page 567, R.O.D.C., said point being South 75 degrees 30 minutes West 363.09 feet from the westerly margin of 19th Avenue North; thence leaving said Batavia Street South 24 degrees 38 minutes East 359.70 feet to the northerly margin of The Louisville and Nashville Railroad, the southwest corner of said Alton Boxboard Company; thence with said Railroad South 51 degrees 12 minutes West 150 feet to a point; thence leaving said Railroad with a severance line across Gray and Dudley property North 24 degrees 56 minutes West 422.81 feet to the southerly margin of said Batavia Street; thence with said Batavia Street North 75 degrees 30 minutes East 150 feet to the point of beginning, containing 57,343 square feet, or 1.32 acres, more or less.

Being the same property conveyed to Alton Boxboard Company, an Illinois corporation, predecessor by merger and name change to Jefferson Smurfit Corporation, by deed from Gray and Dudley Company, a Tennessee corporation, of record in Book 5567, page 179, Register's Office for Davidson County, Tennessee. *

Parcel 2:

Land in Davidson County, Tennessee, being part of Lot No. 18 on the Plan of Harding Lytle Tract, as of record in Book 21, page 102, Register's Office for said County and part of the W. B. Cooper property south of said Lot No. 18, and being Tract No. 1-A shown on a survey made by Barge, Waggoner & Sumner, Inc., dated November 28, 1969, and described as follows:

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IS
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Beginning at the southwest corner of the 19th Avenue North and Batavia Street; thence along the southerly margin of Batavia Street South 75 degrees 30 minutes West 363.09 feet to an iron pin at the northeast corner of Tract No. 1-B conveyed to Gray and Dudley Company, by deed from Nashville Paper Stock Company, of record in Book 4389, page 158, said Register's Office; thence with a fence and Gray and Dudley's line South 24 degrees 10 minutes East 362.03 feet to an iron pin on the northerly margin of L. & N. Railroad; thence with said Railroad North 51 degrees 12 minutes East 210.82 feet; thence South 75 degrees 30 minutes West 26.72 feet; thence North 51 degrees 12 minutes East 188 feet to the westerly margin of 19th Avenue North; thence with said Avenue North 25 degrees 30 minutes West 193.53 feet to the beginning.

Being the same property conveyed to Alton Box Board Company, a Delaware corporation, predecessor by merger and name change to Jefferson Smurfit Corporation, by deed from Consolidated Fibres, Inc., a Delaware corporation, of record in Book 5204, page 567, Register's Office for Davidson County, Tennessee. *

Said party of the first part does hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.**

IN WITNESS WHEREOF, the said Grantor has caused this Quitclaim Deed to be executed by and through its duly authorized officers, this 1st day of April, 1991.

JEFFERSON SMURFIT CORPORATION

By: James B McAlroy
President

ATTEST: John F. Altgelt
Assistant Secretary

* The legal description herein is identical to that in the deeds of prior title.

** TO HAVE AND TO HOLD said tract of land, together with all the appurtenances, estate, title, and interest thereto belonging to the said Party of the Second Part, its successors and assigns, forever.

STATE OF Georgia

COUNTY OF DeKalb

BEFORE ME, the undersigned Notary Public in the State and County aforesaid, personally appeared James B. Malloy with whom I am personally acquainted and who, upon oath acknowledged himself to be the President of Jefferson Smurfit Corporation, the within named bargainor, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by executing this instrument on behalf of the Grantor by himself as such President.

WITNESS my hand and Official Seal at office this 1st day of April, 1991.

Patricia A. Kemp
Notary Public

My Commission Expires:
Notary Public, Gwinnett County, Georgia
My Commission Expires June 26, 1992

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is $10.00.

John F. Allgood
John F. Allgood

Sworn to and subscribed before me this 1st day of May, 1991.

P. A. Kemp
Notary Public

My Commission Expires:
Notary Public, Gwinnett County, Georgia
My Commission Expires June 26, 1992

This Instrument Prepared By:

John F. Allgood
Jefferson Smurfit Corporation
P. O. Box 1225
Stone Mountain, Georgia 30086

20119

IDENTIFICATION REFERENCE

JUN 6 1 37 PM '91

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