File 35
CTIC

BOOK 8371 PAGE 837

00263365

THIS DOCUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
315 Deaderick Street, Suite 105
First American Center
Nashville, TN 37219

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL
Ingram Industries, Inc., a Tennessee corporation, d/b/a Ingram Materials Company 4400 Harding Road Nashville, Tn 37205	SAME	Map 94-6; Parcels 9 & 14

2937 06/11 0101 01CASH 2323.00

FOR AND IN CONSIDERATION OF THE SUM OF Ten and No/100 Dollars ($10.00), cash in hand paid by Ingram Industries, Inc., a Tennessee corporation, d/b/a Ingram Materials Company, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged, Lafarge Corporation, a Maryland corporation, has this day bargained and sold, and does hereby transfer and convey unto the said Ingram Industries, Inc., a Tennessee corporation, d/b/a Ingram Materials Company, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A parcel of land in the First Civil District, formerly the Third Civil District, Nashville, Davidson County, Tennessee bounded on the North by the Cumberland River and on the South by Visco Drive and being Lots 38B and 38C of the Resubdivision of Lot 38B, Visco Industrial Subdivision, of record in Plat Book 5200, page 589, Register's Office for said County, more particularly described as follows:

Beginning at an iron pin in the northerly margin of Visco Drive at the approximate centerline of Omohundro Place extended; thence, leaving Visco Drive, North 19 deg. 54 min. West, passing a witness monument at 1,107.16 feet, a total distance of 1,200.26 feet to the low water line of the Cumberland River; thence, with said low water line: North 75 deg. 10 min. East 114.74 feet; North 70 deg. 00 min. East, 336.81 feet; North 78 deg. 40 min. East, 323.00 feet; thence, leaving the Cumberland River, South 27 deg. 23 min. East, 1,047.67 feet to a point in the northerly margin of Visco Drive; thence, South 62 deg. 37 min. West, passing a witness monument at 5.0 feet, a total distance of 674.42 feet to an iron pin; thence, with a curve to the right having a central angle of 7 deg. 17 min, a radius of

1,879.86 feet, and a distance of 238.96 feet to the point of beginning, containing 21.90 acres, more or less.

Being the same property conveyed to General Portland Properties, Inc. by deed from the Board of Publication of the Methodist Church, Inc., of record in Book 5847, page 911, Register's Office of Davidson County, Tennessee; by Certificate of Dissolution of record in Book 8366, page 764, in said Register's Office, General Portland Properties, Inc. dissolved into General Portland Inc., a Delaware corporation; by Merger of record in Book 8366, page 773, in said Register's Office, General Portland Inc., a Delaware corporation, merged into Citadel Holdings Inc., a Maryland corporation; by Merger of record in Book 8366, page 774, in said Register's Office, Citadel Holdings Inc., a Maryland corporation, merged into Lafarge Corporation, a Maryland corporation.

TOGETHER WITH the following perpetual, non-exclusive easements:

1. Grant of Easement from David L. Rollins and wife, Mary M. Rollins, Clark B. Rollins, Jr. and wife, Margaret M. Rollins, and Mary Ann Devor and husband, Richard C. Devor, to General Portland Properties, Inc., of record in Book 5871, page 174, Register's Office for Davidson County, Tennessee.

2. Quitclaim Easement from David L. Rollins and wife, Mary M. Rollins, Clark B. Rollins, Jr. and wife, Margaret H. Rollins, and Mary Ann Devor and husband, Richard C. Devor, to General Portland Properties, Inc., of record in Book 5871, page 179, in said Register's Office.

3. Quitclaim Easement from Board of Publication of the Methodist Church, Inc. to General Portland Properties, Inc., of record in Book 5847, page 916, in said Register's Office.

4. Quitclaim Easement from Vine Street Realty Company to General Portland Properties, Inc., of record in Book 5807, page 285, in said Register's Office.

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $700,000.00.

Deanna Berry, Attorney
Affiant for Grantee

Subscribed and sworn to before me this the 11th day of June, 1991.

Notary

My commission expires: 1/23/94

This is unimproved property known as Lots 38B and 38C, Visco Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns, forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for the following matters:

1. Taxes for 1991: A lien, but not yet due or payable.

2. Restrictive covenants contained in instrument of record in Book 4218, page 237, Register's Office for Davidson County, Tennessee, except paragraph 9 thereof, which expressly waived, by deed of record in Book 4325, page 646, in said Register's Office.

3. The Plan of record in Book 5200, page 589, said Register's Office, shows an Owner's Certificate, a 50 foot minimum building setback line from Visco Drive; a 10 foot easement for public utility and drainage purposes along the easterly line of said lot; sanitary sewer along the southerly boundary; flowage easement for Cheatham Dam along the northerly boundary; a 10 foot drainage easement running from a point in the northerly boundary of Visco Drive opposite Omohundro Place to the Cumberland River; a 50 foot railroad easement, and other matters shown on the plan of record, to which reference is here made.

4. Flowage easement to Cheatham Dam of record in Book 2271, page 287, in said Register's Office.

5. Rights of others in the easements set forth hereinabove.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under Lafarge Corporation but not otherwise.

Whenever 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 hands this 10 day of June, 19 91, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lafarge Corporation, a Maryland corporation

By: Fred W. Koester
Fred W. Koester
Its: Senior Vice President - Southern Region

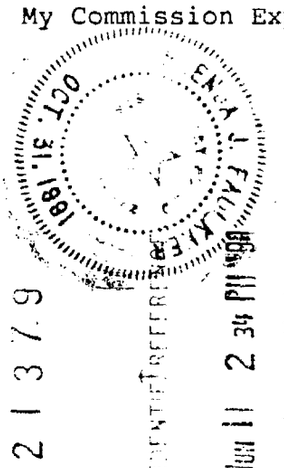
STATE OF TEXAS)
)
COUNTY OF DALLAS)

Personally appeared before me Brenda J. Faulkner, a Notary Public of the State and County aforesaid, personally appeared Fred W. Koester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be Senior Vice President of Lafarge Corporation, a Maryland corporation, the within named bargainor, a corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and official seal at Dallas, Texas, this 10th day of June, 1991.

Brenda J. Faulkner
Notary Public

My Commission Expires: 10/31/91



2137.9

JUN 11 2 34 PM '91

AFTER RECORDING RETURN TO:
SOUTHWEST LAND TITLE CO.
500 N. AKARD
2900 LINCOLN PLAZA
DALLAS, TEXAS 75201
ATTN: MARSHA REYNOLDS

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8371 PAGE 841

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
700000.00
CON TX 2310.00
PRFEE 1.00
WDEED 12.00
TOTAL 2323.00
CASH 2323.00

06/11/91 01 14:34 0001 2837

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21379

IDENTIFICATION

JUN 11 2 34 PM '91

No. 429893