BOOK 9222 PAGE 848

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (JPM)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s):	
SPICEWOOD SERVICES, INC. P. O. Box 727 MT. JULIET, TN. 37122	Same	Map 101 Parcel 1	0644 01/18 0101 03CHECK: 14990.69

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, EASTMAN CHEMICAL COMPANY ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto SPICEWOOD SERVICES, INC. ("Grantee"), certain real property in Davidson County, Tennessee, described on attached Exhibit A.

This is unimproved property located in Bells Bend, Davidson County.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on attached Exhibit B), but not further or otherwise.

Grantor retains a vendor's lien to secure the unpaid portion of the purchase price, to wit: $4,043,700.00.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer on this 17th day of January, 1994.

EASTMAN CHEMICAL COMPANY

By: R. W. Boeman Jr.

Title: Executive Vice President

08536

IDENTIFICATION

PICK-UP

STATE OF TENNESSEE)

COUNTY OF Sullivan)

Personally appeared before me, a Notary Public, R.W. Burns, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Executive Vice President of EASTMAN CHEMICAL COMPANY, a corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 17th day of January, 1994.

Notary Public

My Commission Expires:

April 29, 1997

STATE OF TENNESSEE)

COUNTY OF Wilson)

The actual consideration or value (whichever is greater) for this transfer is $4,043,700.

Affiant

Subscribed and sworn to before me, this 17th day of January, 1994.

Notary Public

My Commission Expires:

2-24-94

EXHIBIT A

PROPERTY DESCRIPTION

See attached Exhibit A

Being the same real property conveyed to Grantor by deed dated January 12, 1994 from Eastman Kodak Company of record in Book 9218, page 764, said Register's Office.

EXHIBIT "A"

Located in the 13th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a railroad spike in the centerline of Old Hickory Boulevard or Cleaces Ferry Road, said spike being northerly along the centerline of said road a distance of 5979' more or less, from the Cumberland River and proceeding as follows: leaving the centerline of Old Hickory Boulevard or Cleeces Ferry Road and with the westerly line of McDowell Development Corporation property, South 00°-17'-40" East a distance of 3802.69' to a point at the low water edge of the Cumberland River, said line passing through a concrete monument in the westerly right-of-way of Old Hickory Boulevard or Cleeces Ferry Road at a distance of 30.46'; thence, with the low water line, North 74°-38'-21" West a distance of 1870.0' to a point; thence, continuing with the low water line, North 67°-38'-21" West a distance of 550.0' to a point; thence, continuing with the low water line, North 47°-08'-21" West a distance of 1070.0' to a point; thence, continuing with low water line, North 39°-38'-21" West a distance of 700.0' to a point; thence, continuing with the low water line, North 34°-08'-21" West a distance of 650.0' to a point; thence, continuing with the low water line, North 30°-38'-21" West a distance of 934.33' to a point; thence, continuing with the low water line, North 33°-28'-30" West a distance of 1229.38' to a point; thence, continuing with the low water line of the Cumberland River, downstream in a northerly direction a distance of 5240', more or less, to a post, said post being in the southerly line of the Stanley Walker property; thence leaving the low water line of the Cumberland River and with the southerly line of the Stanley Walker property, South 80°-04'-39" East a distance of 4564.3' to an iron pin in the westerly right-of-way of Old Hickory Boulevard or Cleeces Ferry Road, said line passing through an iron pin at 40.0' from the low water line of the Cumberland River; thence, with the westerly line of Old Hickory Boulevard or Cleeces Ferry Road, South 18°-54' East a distance of 100.1' to an iron pin; thence, continuing with said right-of-way and a curve to the left having a radius of 1462.69' a distance of 629.18' to an iron pin; thence, continuing with said right-of-way, South 43°-32'-45" East a distance of 366.1' to an iron pin; thence, continuing with said right-of-way and a curve to the right having a radius of 1880.08' a distance of 1002.31' to an iron pin; thence, continuing with said right-of-way, South 13°-00' East a distance of 1239.56' to a point; thence, North 77°-15'-43" East a distance of 30.0' to a point in the centerline of Old Hickory Boulevard or Cleeces Ferry Road; thence, with the centerline of said road, South 13°-00' East a distance of 755.84' to a point; thence, continuing with said centerline and with a curve to the left having a radius of 954.23' a distance of 1112.80' to a point; thence, continuing with said centerline, South 79°-49' East a distance of 11.1' to the point of **BEGINNING** and containing 808.74 acres, more or less, as per survey by Turner Engineering Company, dated November 18, 1977.

RECORDERS MEMO
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BEING the same property conveyed to the party of the first part by Deeds of record in the Register's Office for Davidson County, Tennessee, as follows:

DB 5223, page 290 DB 5271, page 77

EASEMENT: The above described property is subject to an easement granted United States of America for a transmission line easement, said easement having a width of 150 feet, the centerline being more particularly described as follows, to-wit:

BEGINNING at a point North 80°-04'-39" West 330.7' from the Northeast corner of Spring Land Company property, corner to Frank Walker and Old Hickory Boulevard or Cleeces Ferry Road; thence, in a westerly direction a distance of 4192', more or less, to a point in the low water line of the Cumberland River, said point being northerly 987', more or less, from the iron pin in the low water line of the Cumberland River, all as shown on the plat by Turner Engineering Company, dated November 18, 1977, and being the same easement described in the certified copy of the Final Decree being of record in Book 2480, page 483, Register's Office, aforesaid.

EASEMENT: The above described property is subject to flowage easement conveyed to United States of America, which flowage easement lies between the 390 contour and the low water line of the Cumberland River, and as recorded in Book 2150, page 527, Book 2141, page 227, and Book 2141, page 223, Book 2141, page 219, and Book 2155, page 311, Register's Office, aforesaid, and more particularly described as follows, to-wit:

BEGINNING at an iron pin South 80°-04'-39" East 40.0' from the Northwest corner of the Spring Land Company property in the line of Stanley Walker and proceeding as follows, to-wit: South 7°-05' East a distance of 520.0' to an iron pin; thence, South 89°-35' East a distance of 350.0' to an iron pin; thence, South 37°-35' East a distance of 380.0' to an iron pin; thence, South 13°-35' East a distance of 175.0' to an iron pin; thence, North 43°-10' East a distance of 1000.0' to an iron pin; thence, South 13°-25' West a distance of 640.0' to an iron pin; thence, South 25°-55' West a distance of 400.0' to an iron pin within the right-of-way of the TVA transmission line; thence, South 81°-25' West a distance of 340.0' to an iron pin which is in the right-of-way of the TVA transmission line; thence, North 74°-35' West a distance of 320.0' to an iron pin; thence, North 10°-55' East a distance of 220.0' to an iron pin; thence, North 54°-35' West a distance of 290.0' to an iron pin; thence, North 81°-05' West a distance of 170.0' to an iron pin, said pin being easterly 40' from the low water line of the Cumberland River; thence, in a southerly direction and with the 390 contour a distance of 1640', more or less, to a point; thence, South 88°-44'-01" East a distance of 174', more or less, to an iron pin; thence, South 30°-41'-29" East a distance of 912.57' to an iron pin; thence, South 53°-16'-29" East a distance of 225.0' to an iron pin; thence, North 60°-18'-31" East a distance of 450.85'

RECORDERS MEMO
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to an iron pin, passing through an iron pin at 310.0'; thence, North 18°-41'-29" West a distance of 135.0' to an iron pin; thence, North 6°-18'-31" East a distance of 380.0' to an iron pin; thence, North 47°-18'-31" East a distance of 241.20' to an iron pin; thence, South 88°-44'-01" East a distance of 157.39' to an iron pin; thence, South 51°-18'-31" West a distance of 216.58' to an iron pin; thence, South 7°-18'-31" West a distance of 125.0' to an iron pin; thence, North 85°-18'-31" East a distance of 220.0' to an iron pin; thence, South 4°-48'-31" West a distance of 765.0' to an iron pin, passing through an iron pin at 590.0'; thence, South 89°-18'-31" West a distance of 310.0' to an iron pin; thence, South 2°-48'-31" West a distance of 140.0' to an iron pin; thence, South 68°-11'-29" East a distance of 260.0' to an iron pin; thence, South 7°-18'-31" West a distance of 75.0' to an iron pin; thence, North 88°-36'-04" West a distance of 324.75' to an iron pin; thence, South 40°-41'-29" East a distance of 405.98' to an iron pin; thence, South 34°-22'-29" East a distance of 679.49' to an iron pin; thence, South 77°-15'-43" West a distance of 75', more or less, to a point; thence, continuing in a southerly direction and with the 390 contour adjacent to the Cumberland River for a distance of 8320', more or less, to a point in the Spring Land Company line, corner with McDowell Development property; thence, South 00°-17'-40" East a distance of 60', more or less, to a point in the low water line of the Cumberland River; thence, with the low water line, North 74°-38'-21" West a distance of 1870.0' to a point; thence, continuing with the low water line, North 67°-38'-21" West a distance of 550.0' to a point; thence, continuing with the low water line, North 47°-08'-21" West a distance of 1070.0' to a point; thence, continuing with the low water line, North 39°-38'-21" West a distance of 700.0' to a point; thence, continuing with the low water line, North 34°-08'-21" West a distance of 650.0' to a point; thence, continuing with the low water line, North 30°-38'-21" West a distance of 934.33' to a point; thence, continuing with the low water line, North 33°-28'-30" West a distance of 1229.38' to a point; thence, continuing with the low water line of the Cumberland River, downstream in a northerly direction a distance of 5240', more or less, to a post, said post being in the southerly line of the Stanley Walker property; thence, with said southerly line of the Walker property, South 80°-04'-39" East a distance of 40.0' to the point of BEGINNING, all as shown on the plat by Turner Engineering Company, dated November 18, 1977.

Tax ID #: 101-00-0 001.00

Chg

MAIL ENV.

PRINTING IN
THIS DOCUMENT DO NOT SCAN WHEN RECEIVED

8942 01/12 0101 03CHECK 28.00

EXHIBIT B

ENCUMBRANCES

All encumbrances of record as of the date of this instrument



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

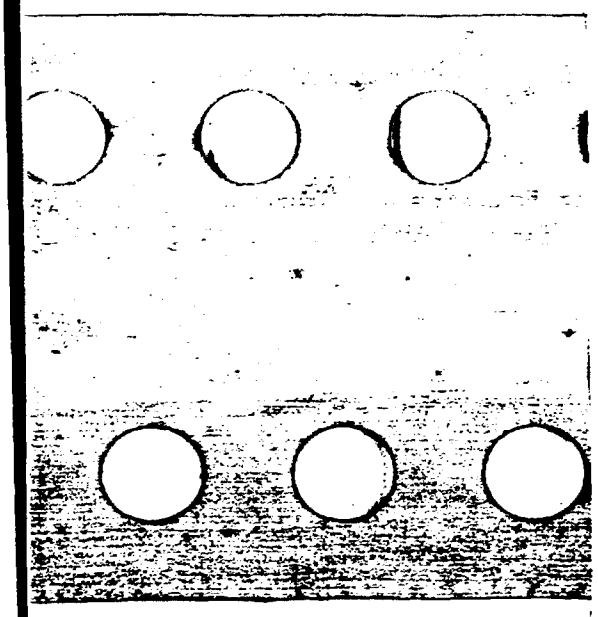
RECEIVED OF _____

FOR _____

BOOK 9222 PAGE 855

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
4043700.00
CON TX 14961.69
PRFEE 1.00
WDEED 28.00
TOTAL 14990.69
CHECK 14990.69
01/18/94 01 14:25 0001 0644

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08536
IDENTIF. & REFERENCE

94 JAN 18 PM 2:22

REGISTER
DAVIDSON COUNTY, TN.

No. 746623