Return to Dutton & Hills
CC 274282
Box 35

SPECIAL WARRANTY DEED

BOOK 9445 PAGE 748

This Instrument Prepared By:
Caroline M. Kelly, Esq.
King & Spalding
191 Peachtree Street
Atlanta, Georgia 30303

NEW OWNER & ADDRESS
MacMillan Bloedel of America, Inc.
c/o MacMillan Bloedel Building Materials
5895 Windward Parkway, Suite 200
Alpharetta, Georgia 30202

TAX BILLS
SAME AS OWNER

Portion of Tax Map 134,
Parcel 149

FOR AND IN CONSIDERATION OF FOUR HUNDRED TWENTY-FIVE THOUSAND DOLLARS ($425,000.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which is hereby acknowledged, THE DANLEY CORPORATION, a Tennessee corporation (herein called "Grantor"), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto MACMILLAN BLOEDEL OF AMERICA, INC., an Alabama corporation (herein called "Grantee"), the following described property, having an address of Franklin Limestone Road and being situated and located in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit "A", attached hereto and by this reference made a part hereof (herein called the "Property").

Source of Grantor's interest is a Warranty Deed recorded in Deed Book 2401, Page 102, Register's Office of Davidson County, Tennessee.

Without expanding by implication the scope of the limited warranty set forth hereinbelow, the Property is conveyed subject to all matters described in Exhibit "B" attached hereto and by this reference made a part hereof (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all appurtenances and hereditaments thereunto appertaining, unto Grantee, its successors and assigns in fee simple forever, subject to the Permitted Encumbrances.

Grantor will specially warrant and defend the title to the Property against the lawful claims of all persons claiming by, through or under the Grantor (but not further nor otherwise), except for the Permitted Encumbrances.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

84475

93 AUG 25 01 5:42

1393.50

IN WITNESS WHEREOF, the Grantor has cause this instrument to be executed on this _____ day of August, 1994.

GRANTOR:

THE DANLEY CORPORATION,
a Tennessee corporation

By: _____
Title: _____

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Ann Polk Caywood, of the State and County aforesaid, personally appeared C.H. Cummock, I, with whom I am personally acknowledged (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Director, of the within named bargainor, a Tennessee corporation, and that he as such Director, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Director.

WITNESS my hand and seal, this 24th day of August, 1994.

Ann Polk Caywood
Notary Public
My Commission Expires:

1-22-95

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $425,000.00.

Ann Polk Caywood
Affiant/Grantee

Subscribed and sworn to before me this 24 day of August, 1994.

Debra A O'Brien
Notary Public
My Commission Expires: January 24, 1998

EXHIBIT A

PROPERTY DESCRIPTION OF MACMILLAN BLOEDEL TRACT

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being part of The Danley Corporation property, as of record in Deed Book 2401, page 102, at the Register's Office for Davidson County, Tennessee, and being bounded on the North and East by the remainder of The Danley Corporation property, on the South by the North right-of-way line of Franklin Limestone Road, and on the West by the East right-of-way line of CSX Transportation Railroad, and being more particularly described as follows:

Beginning at an iron rod at the intersection of the North right-of-way line of Franklin Limestone Road and the East right-of-way line of CSX Transportation Railroad;

Thence, with the East right-of-way line of CSX Transportation Railroad North 19 deg. 45 min. 19 sec. West, 281.12 feet to an iron rod;

Thence, South 89 deg. 45 min. 19 sec. East, 74.49 feet to an iron rod;

Thence, North 19 deg. 45 min. 19 sec. West, 426.40 feet to an iron rod;

Thence, along a curve to the left, the radius of which is 1862.95 feet, the central angle of which is 13 deg. 28 min. 03 sec., the chord of which is North 26 deg. 29 min. 20 sec. West, 436.88 feet, along an arc length of 437.89 feet to an iron rod in the West property line of The Danley Corporation;

Thence, leaving the CSX Transportation Railroad and with a severance line across The Danley Corporation property;

Thence, North 81 deg. 07 min. 58 sec. East, 222.45 feet to an iron rod;

Thence, South 74 deg. 26 min. 36 sec. East, 571.59 feet to an iron rod;

Thence, South 03 deg. 04 min. 11 sec. West, 678.36 feet to an iron rod;

Thence, South 11 deg. 00 min. 37 sec. East, 147.78 feet to an iron rod in the North right-of-way line of Franklin Limestone Road;

Thence, with the North right-of-way line of Franklin Limestone Road for the following calls along an arc to the left, the radius of which is 1457.39 feet, the central angle of which is 05 deg. 09 min. 21 sec., the chord of which is South 75 deg. 49 min. 19 sec. West, 131.10 feet, along an arc length of 131.15 feet to an iron rod;

Thence, South 73 deg. 14 min. 39 sec. West, 287.94 feet to the point of beginning.

Containing 522,438 square feet (11.994 acres more or less).

The foregoing legal description being based on a survey prepared by R. Scot Cherry, R.L.S., TN #1512 of Cherry Land Surveying, 700 Craighead Street, Suite 305, Nashville, Tennessee 37204.

EXHIBIT B

Permitted Encumbrances

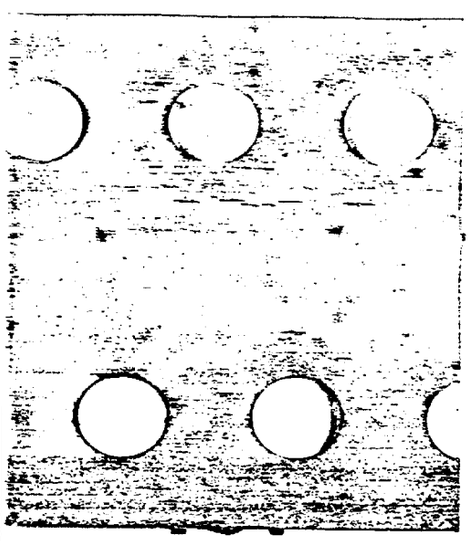
1. Taxes for 1994: A lien, but not yet due and payable.

2. Flow of Mill Creek across the Property.

3. Charter Right of way of railroad and/or spur track across the Property.

4. All matters shown on the survey and surveyor's report by Cherry Land Surveying dated July 21, 1994, last revised August 22, 1994.





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

RECEIVED OF _____

FOR _____

BOOK 9445 PAGE 753

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

DAMT	425000.00
CON TX	1572.50
PRFEE	1.00
WDEED	20.00
TOTAL	1593.50
CHECK	1593.50

08/25/74 01 09:41 0001 1512

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

84475
IDENTIFICATION REFERENCE

74 AUG 25 AM 9:42

REGISTER
DAVIDSON COUNTY, TN.

No. 827926