THIS INSTRUMENT PREPARED BY: FIRST AMERICAN TITLE, 3200 Southwest Freeway
Houston, TX 77027

5

QUIT-CLAIM DEED

BOOK 10754 PG 235

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged by the Grantor, Dairy Farmers of America, Inc., a Kansas cooperative marketing association formerly known as Mid-America Dairymen, Inc., successor by merger with Meadow Gold Dairies, Inc., a Delaware corporation formerly known as Beatrice Dairy Products, Inc., said Grantor does hereby bargain, sell, remise, release, quit claim and convey unto Borden, Inc., a New Jersey corporation, and its successors and assigns, without any warranty or guaranty of title, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING two parcels of land in the First Civil District of Nashville, Davidson County, Tennessee, shown as Lots 163, 164, 165, 166, 167, 190, 191, 192 and 193 on the plan of Boyd Home Tract of record in Plat Book 21, Page 39, Register's Office of Davidson County, Tennessee, located north of Church Street between Seventeenth Avenue North and Eighteenth Avenue North and being more particularly described, according to survey by Bock & Clark's National Surveyors Network, William C. Cockrill, TN RLS No. 1401, dated June 16, 1997, as follows:

Tract I

BEGINNING at a point in the northerly margin of Church Street, said point being westerly 100.00 feet along said margin from an iron pin at the westerly corner of Seventeenth Avenue North and being the southeast corner of Lot No. 163 of Boyd Home Tract; Thence, along said Church Street margin, S 62 degrees 41' 29" W, 250.00 feet to a point; Thence, leaving said margin, with the common lot line between Lots 167 and 168, N 27 degrees 24' 39" W, 162.50 feet to a point in the south line of Church Street Alley; Thence, with said alley, N 62 degrees 41' 29" E 250.00 feet to a point; Thence, leaving said alley, with the common line of Lots 162 and 163, S 27 degrees 24' 39" E, 162.50 feet to a point of beginning.

Tract II

BEGINNING at a point in the southerly margin of State Street, said point being easterly 50.00 feet along said margin from the easterly margin of Eighteenth Avenue North and being the northwest corner of Lot 190 of Boyd Home tract; Thence, along said southerly margin of State Street, N 62 degrees 28' 13" E, 200.00 feet to an iron pin; Thence, leaving said margin, with the common line of Lots 193 and 194, S 27 degrees 32' 33" E 170.00 feet to an iron pin in the northerly margin of Church Street alley; Thence, with said northerly margin, S 62 degrees 28' 13" W, 200.00 feet to an iron pin; Thence, leaving said alley, with the common line of Lots 189 and 190, N 27 degrees 32' 33" W 170.00 feet to the point of beginning.

Commonly known as 1706-16 Church Street and 1711-17 State Street, Nashville, Tennessee

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenance, estate, title and interest thereto belonging, unto said Grantee, Borden, Inc. and its assigns, forever.

Grantee, Borden, Inc., whose address is 180 East Broad Street, Columbus, Ohio 43215, is responsible for the payment of real property taxes on subject property.

IN WITNESS WHEREOF, Dairy Farmers of America, Inc. has caused this Deed to be executed by its duly authorized officer this 12th day of December, 1997.

DAIRY FARMERS OF AMERICA, INC.

By: David A. Geisler
David A. Geisler

Title: Vice President
Vice President

BOOK 10754 PG 236

STATE OF MISSOURI

COUNTY OF GREENE

Before me, the undersigned, a Notary Public within and for the State ~~and County~~ aforesaid, personally appeared David A. Geisler [name], with whom I am personally acquainted and who upon his [his/her/their] oath(s) acknowledge himself [himself/herself/theirself] to be the Vice President [title] respectively of the Dairy Farmers of America, Inc. the within named bargainor, and corporation, and that he [he,she,they] as such Vice President [title] being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Vice President [title] as such Vice President [title].

WITNESS my hand and seal at office, this 12th day of December, 1997.

Mary C. Bode
Notary Public

My Commission Expires: MARY C. BODE Notary Public Christian County State of Missouri My Commission Expires Aug. 30, 2000

The actual consideration or value whichever is greater, for this transfer is $110,186 (One Hundred Ten Thousand One Hundred Eighty-six Dollars)

Affiant

Subscribed and sworn to before me this 31 day of December 1997.

Notary Public

My Commission Expires: 5-16-99

JUDY A. LEHMAN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

ADDRESS NEW OWNERS:

Borden, INc.
180 EAst Broad Street
Columbus, Ohio 43215

SEND TAX BILLS TO:

SAME

MAP & PARCEL:

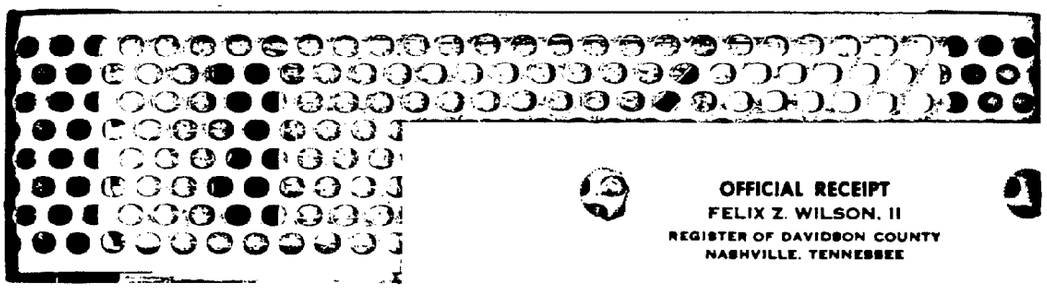
Map 92-12
parcels 304, 303
243, 244, 302, 247
and 245

FILED FOR RECORD
DAVIDSON COUNTY, TN.
JAN 2 AM 9:39
REGISTER

0874 01/12 0101 03CHECK 416.69

0389061
IDENTIF. & REFERENCE

12/11/97 - 8041063.01



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

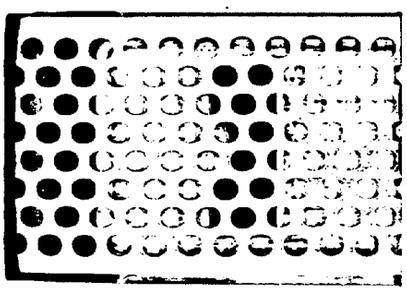
RECEIVED OF _____

FOR _____

BOOK 10754 PG 237

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
110186.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

	407.69
PRFEE	1.00
MISC	8.00
TOTAL	416.69
CHECK	416.69

01/12/98 01 09:45 0001 0874

0389061
IDENTIF. # REFERENCE

98 JAN 12 AM 9:39

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1241535