BOOK 10868 PG 802

BOX 28

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 688,629.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 2nd DAY OF April, 19 98

NOTARY PUBLIC

My Commission expires: 11/28/98

THIS INSTRUMENT PREPARED BY
Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
MEDUSA CITADEL, INC. (NAME)	SAME (NAME)	82-10-8
P.O. Box 5668 (ADDRESS)	(ADDRESS)	
CLEVELAND OH 44101 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

TEAGUE BROTHERS SAND & GRAVEL CO., INC., AND McKINNON BRIDGE COMPANY, INC.

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

MEDUSA CITADEL, INC.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

(SEE ATTACHED EXHIBIT "B")

98 APR -2 PM 2:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE 0420548

unimproved (XX)
This is improved ( ) property, known as _____ (House Number) (Street) (City) (State) (Zip)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 2nd day of April, 19 98.

TEAGUE BROTHERS SAND & GRAVEL CO., INC.

BY: G. L. Teague Pres.

G. L. TEAGUE, PRESIDENT

McKINNON BRIDGE COMPANY, INC.

BY: T. Benson McKinnon Chm of Bd

T. BENSON McKINNON, CHAIRMAN OF BOARD

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of ~~TENNESSEE~~ DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared G. L. TEAGUE, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of TEAGUE BROTHERS SAND & GRAVEL CO., INC., the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by him self as such officer (or partner).

Witness my hand and official seal at office this 2nd day of April, 19 98.

My Commission expires:
11/28/98

Notary Public

STATE OF TENNESSEE }
County of DAVIDSON }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared T. BENSON MCKINNON, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be the Chairman of the Board of McKINNON BRIDGE COMPANY, INC., the within named bargainor, a corporation (or partnership), and that he, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by himself as such officer (or partner).

Witness my hand and official seal at office this 2nd day of April, 19 98.

My Commission expires:
11/28/98

Notary Public

EXHIBIT "A"

SURVEYOR'S DESCRIPTION

Being a parcel of land in Nashville, First Civil District, Fifth Councilmanic District, Davidson County, Tennessee, generally located east of the Cumberland River, North of the Jefferson Street Bridge and west of Cowan Street, being Lot 3 as shown on the plan of Farris Property of record in Plat Book 7900, Page 391, R.O.D.C. and amended by Surveyors Certificate of record in Book 8795, Page 559, R.O.D.C. and being more particularly described according to a survey made by Barge, Waggoner, Sumner and Cannon, Inc., dated March 20, 1998, as follows:

Beginning at a new iron pin in the northerly right-of-way line of Jefferson Street Bridge, said pin also being in the westerly right-of-way line of a CSX Railroad Spur;

THENCE, along the northerly right-of-way line of Jefferson Street Bridge, S 74° 54' 29" W, 453.16 feet to a point in the southwest corner of said Lot 3;

THENCE, along the westerly line of said Lot 3 and along the Cumberland River, N 13° 59' 28" W, 486.42 feet to a point in the southerly line of property conveyed to Sequatchie Concrete Service, Inc. by deed of record Book 8514, Page 461, R.O.D.C.;

THENCE, along said southerly line the following calls;

S 83° 56' 36" E, 367.39 feet to a new iron pin;

S 56° 37' 36" E, 315.90 feet to an existing iron pin in the westerly right-of-way line of CSX Railroad;

THENCE, along said westerly right-of-way line, S 35° 40' 56" W, 10.38 feet to a new iron pin;

THENCE, continuing along said westerly right-of-way line and along a curve to the left, 149.95 feet to the point of beginning, said curve having a central angle of 17° 14' 24, a radius of 498.34 feet, a tangent of 75.54 feet and a chord of S 27° 03' 44" W, 149.38 feet to the point of beginning.

Containing 188,509 square feet or 4.33 acres, more or less.

Together with a non-exclusive perpetual easement (the "Easement"), which is hereby granted by Grantor to Grantees, their successors and assigns, for a railroad spur, utilities and ingress and egress across Lot 2 ("Lot 2"), as such lot is shown on the Subdivision of the Farris Property, of record in Plat Book 7900, page 391, as revised by the Surveyor's Certificate of Correction, dated November 12, 1992, of record in Book 8795, page 559, Register's Office for said County (said plat being hereinafter called the "Plat"). The Easement across Lot 2 is identified on the Plat as "Railroad, Utility & Ingress-Egress Easement" and lies along the easterly boundary of said Lot 2 beside the right-of-way of CSX Railroad.

Being the same property conveyed to Tregue Brothers Sand and Gravel Co., Inc., a Tennessee Corporation, and McKinnon Bridge Company, Inc., a Tennessee corporation, as tenants-in-common, by deed from Harris Hardwood Lumber Company, a limited partnership, of record in Book 8795, page 561, and by deed from Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9747, page 602, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Davidson County Taxes for 1998, a lien, but not yet due and payable.

2. Right of way for Spur Track of record in Book 144, page 567, said Register's Office.

3. Easement to Davidson County, of record in Book 365, page 181, said Register's Office.

4. Warranty Deed of Flowage Easement of record in Book 2280, page 517, said Register's Office.

5. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4603, page 568, said Register's Office.

6. Matters shown on the Plan of record in Book 7900, Page 391 and Surveyor's Certificate of Correction of record in Book 8795, page 559, said Register's Office.

7. The terms, conditions, provisions and easements contained in the Deed of record in Book 8795, page 561, said Register's Office.

8. No insurance is afforded as to the acreage or square footage contained in the insured property.

9. Title to that portion of the land lying below the ordinary low water mark of the Cumberland River .

10. Easement for the flow of the waters of the Cumberland River and the rights of the public therein.

11. Rights of upper and lower riparian owners to the flow of the waters of Cumberland River , free from diminution or pollution.

12. Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Cumberland River . .

13. Lack of Access to and from Jefferson Street Bridge.

14. Matters shown on survey made by Barge, Waggoner, Sumner and Cannon, Inc., dated March 20, 1998.

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

4717 04/02 0101 03CHECK 2564-93

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10868 PG 806

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

$58829.00

CON TX 2947.93

PRFEE 1.00

WDEED 16.00

TOTAL [illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK [illegible]

04/02/98 01 14:18 0001 4717

0420548

IDENTIF. ↑ REFERENCE

98 APR -2 PM 2:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.1274973