This Instrument Prepared By
and Returnable to:
WYATT, TARRANT & COMBS (JFS)
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219
(615) 244-0020

Instr:200007250073433 Page: 1 OF 4
REC'D FOR REC 07/25/2000 1:40:01PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $15540.00

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel No.:
IBP, INC. **800 Stevens Port drive** **Suite 836** **Dakota Dunes, SD 57049**	**SAME**	**Tax Parcel # 19-18116-04-0-191.00**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **HERITAGE REDEVELOPMENT, L.L.C.**, a Tennessee limited liability company ("Grantor"), has bargained and sold and does hereby transfer and convey unto **IBP, INC.**, a Delaware corporation ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

See **Exhibit A**

Being the same property conveyed to Heritage Redevelopment, L.L.C., by Deed of Record in Book 11330page 846, Register's Office for Davidson County, Tennessee.

This is improved property known as 201 Cartwright Street, Goodlettsville, Davidson County, Tennessee.

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

AND Grantor does hereby covenant with Grantee that it is lawfully seized and possessed of the Property in fee simple; that it has good right to sell and convey the same; and that the same is unencumbered, except for those matters set forth on **Exhibit B.**

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

EXHIBIT A

Being a parcel of land in the City of Goodlettsville, Second Civil District, Eleventh Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee, located at the southerly terminus of Old Stone Bridge Road and along the westerly side of Interstate 65, and being more particularly described as follows:

BEGINNING at an iron pin in the westerly right-of-way line of Old Stone Road Bridge Road, said pin being southeasterly 1,866.84 feet from the easterly right-of-way line of Dickerson Pike;

THENCE, with said westerly right-of-way line, S 25° 42' 00" E, 77.09 feet to an iron pin at its terminus;

THENCE, leaving said right-of-way line with the southerly terminus of Old Stone Bridge Road and the southerly line of Tract No. 3 as shown on the plan of Section One, Old Stone Bridge Subdivision as of record in Book 6250, Page 696, R.O.D.C; N 64° 24' 00" E. 714.05 feet to an iron pin in the westerly right-of-way line of Interstate 65;

THENCE, with said right-of-way line, S 25° 34' 27" E. 2,616.75 feet to an iron pin;

THENCE, leaving said right-of-way line with the northerly line of property conveyed to the City of Goodlettsville by deed of record in Book 6030, Page 624, R.O.D.C. and with the meanders of a drainage ditch the following calls:

S 73° 28' 23" W. 188.40 feet to an iron pin;

S 65° 09' 23" W. 32.20 feet to an iron pin;

S 68° 32' 23" W. 163.20 feet to an iron pin;

S 53° 01' 23" W. 61.00 feet to an iron pin;

S 71° 18' 23" W. 65.60 feet to an iron pin;

S 26° 32' 23" W. 39.70 feet to an iron pin;

S 27° 30' 23" W. 41.70 feet to an iron pin;

S 52° 16' 23" W. 103.00 feet to an iron pin;

S 53° 13' 23" W. 49.36 feet to an iron pin in the easterly right-of-way line of the CSX Transportation Railroad as of record in deed from the L&N Railroad in Book 4401, Page 422, R.O.D.C.

THENCE, with said right-of-way line the following calls:

with a curve to the left 1,471.28 feet to an iron pin, said curve having a central angle of 08° 00' 54", a radius of 10,517.50 feet, a tangent of 736.84 feet and a chord of N 24° 21' 06" W. 1,470.08 feet;

with a curve to the left 386.12 feet to an iron pin, said curve having a central angle of 05° 09' 14", a radius of 4,292.47 feet, a tangent of 193.19 feet and a chord of N 28° 39' 41" W. 385.99 feet;

with a curve to the left 907.52 feet to an iron pin, said curve having a central angle of 12° 44' 30", a radius of 4,080.84 feet, a tangent of 455.64 feet and a chord of N 37° 31' 10" W. 905.65 feet.

THENCE, leaving said right-of-way line with the southerly line of Tract 2, as shown on the plan of Old Stone Bridge Subdivision Section One as of record in Book 6250, Page 696, R.O.D.C; N 65° 51' 00" E. 182.44 feet to the point of beginning.

EXHIBIT B

1. 2000 real estate taxes which have been prorated and Grantee agrees to assume.

2. Fencing Agreements with Louisville & Nashville Railroad Company as set forth in instrument recorded in Book 2151, page 269 and Book 2155, page 285.

3. Easement to Madison Suburban Utility District, as set forth in instrument recorded in Book 4419, page 472.

4. Agreement for Dedication of Easement for Sanitary Sewers, to City of Goodlettsville, as set forth in instrument recorded in Book 4362, page 914.

5. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 4580, page 299.

6. Easement to Madison Suburban Utility District of Davidson County, Tennessee, as set forth in instrument recorded in Book 8835, page 458.

7. Easement Agreement between Louisville & Nashville Railroad Co. and Oscar Mayer & Co., Inc. as set forth in instrument recorded in Book 5366, page 724.

8. Easement to Tennessee Electric Power Co., as set forth in instrument recorded in Book 653, page 54.

9. Drainage Easement to State of Tennessee, as set forth in instrument recorded in Book 4185, page 983.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 24th day of May, 2000.

HERITAGE REDEVELOPMENT, L.L.C.

By: _____
J. Peter Van Driest, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $4,200,000.00.

_____
AFFIANT

Subscribed and sworn to before me, this 24th day of May, 2000.

_____
NOTARY PUBLIC

My Commission Expires:

Jan. 30, 2002

DEBORAH SAFAR NOTARY PUBLIC WILLIAMSON CO., TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared J. Peter Van Driest, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Heritage Redevelopment, L.L.C., the within named bargainor, and that he as such Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as such Chief Manager.

Witness my hand and seal, at office in Nashville, Tennessee, this 24th day of May, 2000.

_____
NOTARY PUBLIC

My Commission Expires:

Jan. 30, 2002

DEBORAH SAFAR NOTARY PUBLIC WILLIAMSON CO., TENN.

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