After Recording Return to:
Odell Binkley, Jr.
PO Box 145
Hermitage, TN 37076-0145

Prepared By:
First American Title Insurance Co
2101 Fourth Avenue, Suite 800
Seattle, Washington 98121

Warranty Deed

THIS INDENTURE, made and entered into as of the 10 day of September, 2002, by and between **WEYERHAEUSER COMPANY, a Washington corporation, successor in interest to MacMillan Bloedel Packaging, Inc., an Alabama corporation**, the party of the first part, and **ODELL BINKLEY, JR.**, an individual, the party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of whicha re hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estte, situated in the City of **Nashville**, County of **Davidson**, State of **Tennessee** and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference, together will allbuildings, structures, fixtures and improvements located thereon.

The property is improved with an address of: **515 Foster Street, Nashville, TN**

Being the same property conveyed to the part of the first part by General Warranty Deed of record in Book 9562, page 715 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and heriditaments thereunto belonging or in any wise appertining unto the party of the second part, its successors and assigns in fee simple forever.

The party of the first part does hereby covenant with the prty of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except fo rthose exceptions, reservations and other matters described on Exhibit "B" attached hereto and incorporate herein by reference; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it referes to more than one person or entity, and pronouns shall be construed according totheir proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to executed by and through its duly authorized officers as tof the day and year first above written.

By: Robert A Tindall

Its: VICE PRESIDENT

Davidson County DEEDWARR
Recvd: 09/11/02 16:08 7pgs
Fees:38.00 Taxes:1202.50
20020911-0110981

(Corporate)

STATE OF WASHINGTON }
} SS.
County of King }

I certify that I know or have satisfactory evidence that Robert A Dowdy is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Vice President of WEYERHAEUSER COMPANY, a Washington corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

DATED: September 6, 2002

David A Young

Name (typed or printed): David A Young
NOTARY PUBLIC in and for the State of Washington
Residing at Tacoma
My appointment expires: April 1, 2005

DAVID A. YOUNG
STATE OF WASHINGTON
NOTARY ---•--- PUBLIC
My Commission Expires 4-1-05

State of Washington
County of King

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actural consideration for this transfer or value of the property transferred, whichever is greater is **$325,000.00**, which amount is equal to or greater thatn the amount which the property would command at fair and voluntary sale.

Weyerhaeuser Company, a Washington corporation
By: Rick Little
Its: Manager, Real Estate

Subscribed and sworn to before me this 6th day of September, 2002

DAVID A. YOUNG
STATE OF WASHINGTON
NOTARY --•-- PUBLIC
My Commission Expires 4-1-05

Name (typed or printed): David A Young
NOTARY PUBLIC in and for the State of Washington
Residing at Tacoma
My appointment expires: April 1, 2005

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

Tax Parcel No.:

082-11-0 083.00 and 082-11-0 085.00

Name and Address of new Property Owner:

Odell Binkley, Jr.
P.O. Box 145
(3530 Central Pike)
Hermitage, Tennessee 37076-0145

Name and address of the person or entity responsible for payment of the real estate taxes

Odell Binkley, Jr.
P.O. Box 145
(3530 Central Pike)
Hermitage, Tennessee 37076-0145

EXHIBIT A

Property Description
NASHVILLE CONTAINER

Parcel 1

Land in Davidson County, Tennessee, being part of Lot "C" on the plan of W. L. Foster's Second Addition to Edgefield, now East Nashville, as of record in book 21, page 49, Register's Office for said County, also being Lots Nos. 5, 6 and 7 on an unrecorded plan of "Proposed Industrial Sites, W. R. Cornelius Property," and a part of a triangular strip of ground lying west of and adjacent to Lots Nos. 4, 5, 6 and 7 on said unrecorded plan and described, according to a survey made by W. B. Southgate, Surveyor, March, 1930, as follows:

Beginning at a point on the westerly margin of a 35-foot street, 301 feet 6 inches northerly from the northerly margin of Seventh or Foster Street, the northeast corner of said Lot No.4, being also the northeast corner of a part of said Lot "C" conveyed to the Nashville Corrugated Box Company by deed from the American National Bank of Nashville, Tennessee, of record in book 844, pages 96 and 97, said Register's Office; thence westerly, with the line between said Lots Nos. 4 and 5, 215 feet, and continuing in the same direction, across said Reserved strip, in all 268 feet to the easterly margin of the right-of-way of the L & N Railroad; thence northerly, with the easterly margin of said railroad right-of-way, 410 feet, more or less, to the northwest corner of said Lot No.7, being also the northwest corner of said Lot "C" and the southwest corner of Lot "B" on the plan of said Foster's Second Addition; thence southeasterly, with the line between said Lots "B" and "C", 250 feet to said 35-foot street, the northeast corner of said Lot No.7; and thence southerly, with the westerly margin of said 35-foot street, 330 feet to the beginning, containing 2.21 acres, more or less.

BEING the same property conveyed to The Mengel Company by deed from Joy's Greenhouses, Inc., of record in Book 2290, page 156, Register's Office of Davidson County, Tennessee.

Parcel 2

Being Lots 1 and 2 of an unrecorded Subdivision called the Cornelius Subdivision, of Lot "C" on the plan of W. L. Foster's Second Addition to Edgefield, now East Nashville, as of record in Book 21, page 49, R.O.D.C., Tennessee.

Said Lot 1 begins at the northeast corner of the intersection of the property of the Louisville and Nashville Railroad Company with 7th (formerly Foster) Street, and runs thence in a northerly direction along the eastern margin of said Railroad property 320 feet to a point; thence in an easterly direction 80 feet to a point; thence in a southerly direction 275 feet to the northerly margin of 7th Street; and thence in a westerly direction along the northerly margin of 7th Street 143 feet to the point of beginning.

Said Lot 2 begins at a point on the northerly margin of 7th (formerly Foster) Street, 143 feet eastwardly from the intersection of said street with the property of the Louisville & Nashville Railroad, and being the southeast corner of Lot 1 above described; thence in a northerly direction 275 feet to the northeasterly corner of said Lot 1; thence in an easterly direction and in the same line with the rear line of Lot 1 extended 100 feet to a point; thence in a southerly direction 236 feet to the north margin of 7th Street; thence in a westerly direction along the northerly margin of 7th Street 100 feet to-the point of beginning.

Being the same property conveyed to the said Nashville Corrugated Box Company by deed from J. D. Goodpasture and wife, Julia G. Goodpasture, dated October 7th, 1929, of record in Book 782, page 481, Register's Office of Davidson County, T.ennessee.

Lots 3 and 4 and part of a reserved triangular strip of ground lying between Lot 4 and the right of way of the Louisville & Nashville Railroad, of the W. R. Cornelius Unrecorded Plan of Lot "C" of W. L. Foster's Second Addition to Edgefield (now East Nashville), as of record in Book No. 21, page 49, of the Register's Office of Davidson County, Tennessee, said property lying and being in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the northerly margin of 7th Street, or Foster Street, 243 feet easterly from the easterly margin of the right of way of said L & N Railroad, being the common corner of Lots 2 and 3 in said Unrecorded Plan; running thence northerly with the line between said two lots 236 feet to the southerly line of Lot 4 in said plan; thence westerly with the southerly margin of said Lot No.4 and said reserved strip and with the north line of Lots Nos. 2 and 1 in said plan 180 feet to a point in the easterly margin of said L & N Railroad right of way; thence northerly with the easterly line of said railroad right of way 160 feet to a point in the line between Lots 4 and 5 in said plan if extended westwardly across said reserved strip; thence easterly across said strip with the line between said Lots 4 and 5, 268 feet to the westerly margin of said street; thence southerly 301 feet 6 inches to the northerly margin of 7th Street or Foster Street; thence westerly with the northerly margin of said 7th Street 100 feet to the beginning.

Being the same property conveyed to Nashville Corrugated Box Company, a Tennessee corporation, by the American National Bank, Nashville. Tennessee, a national banking corporation, by deed dated March 25, 1930, of record in Book 844, page 96, Register's Office of Davidson County, Tennessee.

Parcel 3

Being all of Lots 137, 138, 149, 150, 151, 152, and 153, and part of Lots 125, 126, 127, 136, 147, 148, 159, 160, 161 and 162, of Bransford Subdivision of McWhirter Tract, as of record in Plat Book 421, page 52, Register's Office for said County, and parts of Marina Street and Mansfield Street, and a 12 foot alley closed by Metropolitan County Council Bill No. 64-257, described according to a copy of a survey made by Barge, Waggoner & Sumner, Engrs., dated January 31, 1968.

BEGINNING at a point in the northerly margin of Foster Street at coordinates x = 1,774,631.9 and y = 651,193.0 based on the Tennessee State Grid System; thence North 17°07'23" East 606.85 feet to a concrete monument; thence North 24° 29' 42" West 247.78 feet to an iron pin; thence North 28°15'18" East 74.00 feet to an iron pin; thence South 82°35'42" East 21.40 feet to an iron pin; thence North 28°15'18" East 488.58 feet to an iron pin; thence South 61°44'42" East 80.03 feet to an iron pin; thence along a line which curves to the East and being part of a circle which has as its radius 2,365.83 feet, southwestwardly 436.36 feet to an iron pin; thence South 13°44'55" West 202.98 feet to an iron pin; thence South 13°10'44" West 218.69 feet to an iron pin; thence South 13°44'03 West 240.97 feet to an iron pin; thence along a line which curves to the West and being part of a circle which has as its radius 888.93 feet, southwestwardly 230.72 feet to an iron pin set in the northerly margin of Foster Street; thence along the northerly margin of Foster Street, South 64°58'48" West 15.39 feet to the point of beginning.

BEING ,the same and parts of the same property conveyed to the Nashville Housing Authority by the following deeds: J. T. Moore and wife, Effie S. Moore, of record in Book 3224, page 284; Alfred G. Rutherford, of record in Book 3962, page 422; Alfred G. Rutherford, of record in Book 3962, page 418; Alfred G. Rutherford, of record in Book 3647, page 530, Alfred G. Rutherford, of record in Book 3339, page 474; Alfred G. Rutherford, of. record in book 3962, page 414; Alfred G. Rutherford, of record in Book 3647, page 522; Alfred G. Rutherford of record in Book 3339, page 490; J. T. Minor and wife, Effie S. Minor, of record in Book 3224, page 284; Alfred G. Rutherford, of record in Book 3647, page 546; Alfred G. Rutherford, of record in Book 3907, page 953; Alfred G. Rutherford, of record in Book 3531, page 344; Alfred G. Rutherford, of record in Book 3672, page 248; Alfred G. Rutherford, of record in Book 3529, page 270; Alfred G. Rutherford, of record

in Book 3672, page 203, Register's Office for Davidson County, Tennessee, and by Metropolitan County Council Bill No. 64-257.

Parcel 4

BEING parts of Lots Nos. 20, 35 and 36 and part of-Lonely Street and Marks Street, as closed by Bill No. 64-257, in the Clerk's Office of Metropolitan Government of Nashville and Davidson County, Tennessee, on the Plan of Wetmore's Union Bank Property, as of record in Book 161, page 91, Register's Office of Davidson County, Tennessee, and Lots called Nos. 66 and 67 and property adjoining same as shown on St. Alban's Plan of record in Book 21, page 37, said Register's office and in Plan Book 2, page 18, Chancery Court at Nashville and described together according to a survey made October 18, 1967, by Barge, Waggoner, & Sumner, Engineers, as follows:

BEGINNING at an iron pin in the southerly margin of Foster Street in the easterly margin of the L & N Railroad right of way and running with the southerly margin of Foster Street as follows:

South 82°40' East 132.81 feet to an iron pin; thence along a curve to the right having a radius of 100 feet a distance of 84.11 feet to an iron pin; thence along a curve to the left having a radius of 50.00 feet a distance of 82.49 feet to an iron pin in the westerly right of way of Ellington Parkway; thence with the westerly right of way line of same as follows: South 51°00' West 700.01 feet to a concrete monument and thence south 42°10' West 158.98 feet to an iron pin in the easterly margin of the L & N Railroad right of way; thence with the easterly margin of same along a curve to the left having a radius of 818.51 feet a distance of 143.87 feet to an iron pin and thence North 29°57' East 589.44 feet to the point of beginning.

BEING the-same property conveyed to MacMillan Bloedel Inc. by deed from Container Corporation of America of record in Book 6463, page 498, Register's Office for Davidson County, Tennessee.

Exhibit B

Encumbrances

1. A lien for unpaid taxes

2. Matters as shown on Plat of record in Book 21, page 49, Register's Office for Davidson County, Tennessee;

3. Matters shown on Plat of record in Book 16, page 91, Book 21, page 37, Register's Office for Davidson South, Tennessee and Plan Book 2, page 18, Chancery Court Davidson County, Tennessee;

4. Easements and rights retained for utilities in metropolitan County Council Ordinance No. 64-257;

5. Restrictive Covenants and Easements of Record in Book 4377, page 961, Register's Office for Davidson County, Tennessee;

6. Restrictive Covenants of record in Book 4377, page 964, Register's Office for Davidson County, Tennessee;

7. Charter Right of Way of CSX Railroad

8. Lack of access to and from controlled access Highway (Ellington Parkway)