BILL GARRETT, Davidson County
Trans:T20110013873 DEEDQC
Recvd: 03/08/11 10:24 9 pgs
Fees:47.00 Taxes:0.00
20110308-0018440

THIS INSTRUMENT PREPARED BY:
Triple S Refining Corporation
301 NW 150th Street
Oklahoma City, OK 73134

AFTER RECORDING, MAIL TO:
Tronox Worldwide LLC
301 NW 150th Street
Oklahoma City, OK 73134

QUITCLAIM DEED

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

KNOW ALL BY THESE PRESENTS

EFFECTIVE AS OF February 14, 2011 THAT Triple S Refining Corporation, a Delaware corporation, as successor to Triangle Refinaries, Inc., a Delaware corporation, individually and as successor to Triangle Terminal of Nashville Inc. ("***Grantor***"), whose legal address is 3301 NW 150th Street, Oklahoma City, OK 73134, for and in consideration of the sum of Ten Dollars and No/100 ($10.00) and other good and valuable consideration paid by Tronox Worldwide LLC, a Delaware limited liability company ("***Grantee***"), whose legal address is 3301 NW 150th Street, Oklahoma City, OK 73134, the receipt of which is hereby acknowledged, and pursuant to the Final Order of the United States Bankruptcy Court for the Southern District of New York entered on November 30, 2010 in Case No. 09-10156 (ALG) styled *In re: Tronox Incorporated, et al*, has

QUITCLAIMED and by these presents does QUITCLAIM unto Grantee, all of Grantor's rights, title and interests in and to (a) that/those certain tract(s) of land in Davidson County, Tennessee, and having the following Tax Map/Parcel Reference(s) 09311011000; 09312001600; 09311011100; 09311011200; 09311024300, as more particularly described in Exhibit A attached hereto and incorporated herein by this reference for all purposes (b) strips and gores between such tract(s) of land and any abutting properties whether owned or claimed by deed, limitations or otherwise, and whether or not held under fence by Grantor, (c) any land lying in or under the bed of any creek, stream or waterway or any

highway, avenue, street, road, alley, easement or right-of-way, open or proposed, in, on, across, abutting or adjacent to such tract(s) of land; (d) improvements, buildings or fixtures located on such tract(s) of land, (the "***Property***"), together with all of Grantor's rights, claim, title and interest in and to any and all appurtenances, rights, easements, rights-of-way, mining rights (including unpatented mining claims, mill site claims, and placer claims), mineral rights, mineral claims, appurtenant groundwater rights, associated surface water rights, claims, and filings or other interests related to the Property (the "***Attendant Property Rights***").

[Signature on following page]

EXECUTED ~~effective~~ WTN as of the 13 day of Jan, 2011.
GRANTOR: Triple S Refining Corporation

By: _____
Name: Michael J. Foster
Title: Vice President and Secretary

STATE OF Oklahoma)
) ss.
COUNTY OF Oklahoma)

Before me, the undersigned, a Notary Public, in and for said County and State, on this January 13, 2011 personally appeared Michael J. Foster, to me known to be the identical person(s) who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

My Commission Expires:

CLAUDINE HOLMAN NOTARY PUBLIC # 08009359 EXP. 09/23/12 STATE OF OKLAHOMA

Claudine Holman
Notary Public

STATE OF Okla

COUNTY OF Okla

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $00.00 pursuant to Bankruptcy order attached.

Affiant

Subscribed and sworn to before me this the 13 day of Jan 2011.

Notary Public

My commission expires: 8-07-14

MELISSA ELLSWORTH
Notary Public
State of Oklahoma
Commission # 06002[illegible] Exp. 08/07/14

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

TAX PARCEL NO.:
09311011000; 09312001600; 09311011100; 09311011200; 09311024300

NAME AND ADDRESS OF A PROPERTY OWNER:

Tronox Worldwide LLC, a Delaware limited liability company

Tronox Worldwide LLC
3301 NW 150th Street
Oklahoma City, OK 73134

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
Tronox Worldwide LLC, a Delaware limited liability company

Tronox Worldwide LLC
3301 NW 150th Street
Oklahoma city, OK 73134
Attn: Tax Department

Land in Davidson County, State of Tennessee, described as follows, to wit:

Two tracts of land in said County as follows:

TRACT ONE: Being a 3.75 acre tract shown on the Map of the Old Pumping Station and Lime Kiln Trust, of record in Book 547, page 9, Register's Office for said County, and described as follows:

BEGINNING at a stake on the Westerly side of Wharf Avenue 392.3 feet Northerly from Hermitage Avenue, formerly Fillmore Street, the Northeast corner of the Breen lots, and running thence northerly, with the westerly margin of Wharf Avenue, 48 feet to a point in the northerly side of Willow, formerly Byemore Street, if extended; then on Easterly 38 feet to a stake on the northerly side of said Street; thence northerly 112.4 feet to the South right-of-way of the Tennessee Central Railroad; thence westerly, with said right-of-way line of said railroad, 615 feet to the corner of a wall; thence northerly with said wall, 141 feet; thence continuing with said wall easterly 47 feet and Southerly 70 feet to an iron pin at the end of the westerly side of Lime Street, and the end of the northerly side of what was formerly Byemore Street; thence easterly with the southerly side of what was formerly Byemore Street, 50 feet to a stake; thence South 25° East 249 feet to an iron pin 20 feet East of a house on the Northerly margin of an alley; thence Easterly, with the northerly margin of said alley, 230 feet to an iron pin; the Southwest corner of the Breen lots; thence northerly, with the western line of said Breen lots, 175 feet to a hole in a rock, the Northwest corner of said lots; thence easterly with the Northern line of said lots, 148 feet to the beginning containing 3.75 acres more or less.

TRACT TWO: Being the Westerly part of a 12.36 acre tract shown on the Map of the Old Pumping Station and the Lime Kiln Tract, as of record in Book 547, page 9, Register's Office for said County, and described according to a copy of a survey made by Geo. W. Watkins, dated July 10, 1953; as follows:

BEGINNING at an iron pin in the Northerly margin of the West line of the Tennessee Central Railway the Southwesterly corner of an 11.45 acre tract, more or less, thence with the Westerly line of said 11.45 acre tract more or less, North 23° 15' East 212 feet to a point on the bank of the Cumberland River thence down the river North 88° 27' West 300 feet to a point; thence South 21° 42' West 90 feet to an iron pin in the right-of-way line of the Tennessee Central Railroad,; thence with the right-of-way of said Railroad, around a slight curve, 300 feet to the beginning.

TOGETHER with that easement reserved to Southern Oil Service, being 15 feet wide, crossing the property of the City of Nashville, being for public utility purposes and underground oil lines, as set forth in the deed of record in Book 2153, page 303, said Register's Office.

and Being the same property conveyed to the party of the first part by Southern Oil Service, Deed of record at Instrument Number K2290, G519 in the Register's Office of **Davidson**, County, Tennessee.

That certain parcel of land in the First Civil District of Davidson County, Tennessee, more particularly described as:

Tracts 1, 2 and 3 on a survey made by Barge Waggoner &. Sumner, Inc. dated April 17, 1962, and revised March 14, 1969, as follows: BEGINNING at a point in the Northerly margin of Tennessee Central Railroad right-of-way, said point being in the Easterly line of Wharf Avenue, if extended; thence parallel with and 50 feet distance from the centerline of said Tennessee Central Railroad right-of-way, North 75° 54' West 160 feet to a point; thence Northwesterly 341.4 feet with said right-of-way and a curve to the right having a radius of 1382.69 feet to a point; thence North 61° 45' West 597.6 feet to a point in said Railroad right-of-way, said point being the Southeast corner of Triangle Refineries, Inc.; thence North 13° 40' East 212 feet with the East line of said Triangle Refineries, to a point in the low water line of Cumberland River; thence South 88° 1' East 103 feet to a point in said water line; thence North 85° 29' East 300 feet to a point in the low water line; thence North 82° 07' East 424 feet to a point in said low water line, said point being the Northwest corner of H. L. Gibson property; thence South 38° 50' East 340 feet with said H. L. Gibson's Westerly line to a point; thence South 10° 30' West 472.1 feet to the point of beginning, containing 11.48 acres, more or less.

Being the same property conveyed to the party of the first part by Chevron U.S.A. Inc, recorded May 8, 1996 at Instrument #0179937 in Deed Book 10044, Page 348 in the Register's Office of **Davidson**, County, Tennessee

LESS AN D EXCEPT those tracts or parcels of land more particularly described as:

TRACT A:

Beginning at a point in the North margin of the Tennessee Central Railroad right-of- way, said point being 340 feet West of the East margin of Wharf Avenue if extended; thence, parallel with and 50 feet distance from the centerline of said Tennessee Central Railroad right-of-way, Northwesterly 161.4 feet with said railroad right-of-way line and a curve to the right having a radius of 1382.69 feet to a point; thence, North 61° 45' West, 412.2 feet to a point, said point being South 61° 45' East, 185.4 feet from the Southeast corner of Triangle Refineries, Inc.; thence, North 87° 09' 26" East, 526.6 feet to a point; thence South 3° 15' 29" West, 289.6 feet to the point of beginning; said tract containing 77,994 square feet or 1.79 acres.

Being the same property conveyed to Triangle Refineries, Inc., from Chevron Oil Company by deed dated February 8, 1972.

TRACT B:

Beginning at a point in the Northerly margin of Tennessee Central Railroad right-of- way, said point being in the Easterly line of Wharf Avenue, if extended; run thence parallel with and 50 feet distant from the center line of said Tennessee Central Railroad right-of-way North 75° 54' West 160 feet to a point; run thence Northwesterly 180 feet with said right-of-way and a curve to the right having a radius of 1382.69 feet to a point; run thence North 03° 15' 29" East 289.6 feet to a point; run thence North 87° 09' 26" East for a distance of 385 feet more or less, to a point in the Westerly line of land now or formerly owned by H. L. Gibson; run thence South 10° 30' West for a distance of 409.2 feet to the Point of Beginning.

Being the same property conveyed to Anthes, Inc., from Chevron U.S.A. Inc. by deed dated May 1, 1981.

Being a tract or parcel of land in the 13th Ward of the City of Nashville, Davidson County, Tennessee, and being parts of lots Nos. 20, 21 and 22 of the M. G. L. Claiborne Plan; said parts of said lots front 195.6 feet on the Westerly side of the proposed new Wharf Avenue and run back 110' more or less on the northerly line and 160' more or less on the westerly line, both lines being contiguous to the property of the Triangle Terminals of Nashville, Inc., said parcel of land, being triangular in shape and containing approximately 9800 square feet, is located to the south and east of the property owned by Triangle Terminals of Nashville, Inc., and between said property owned by Triangle Terminals of Nashville, Inc., and the right of way for the new Wharf Avenue as shown on Interstate Route No. 140-4(5), Sheet No. 2, Drawing No. 2-2, R.O.W. Sta. EN 328 plus 10 to Sta EN 332 Plus 40, on the map of the Department of Highways and Public Works of the State of Tennessee.

Being the same property conveyed to the party of the first part by Deed of record at Instrument Number K3284, G213 in the Register's Office of **Davidson**, County, Tennessee.

Tract of land located in the First Civil District, Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the north margin of the Tennessee Central Railroad right-of-way, said point being 340 feat west of" the east margin of Wharf Avenue, if extended;

Thence, parallel with and 50 feet distance from the centerline of said Tennessee Central Railroad right-of- way, northwesterly 161.4 feet with said railroad right-of-way line and a curve to the right having a radius of 1382.69 feet to a point;

Thence, North 61 degrees 45 minutes West, 412.2 feet to a point, said point being South 61 degrees 45 minutes East, 185.4 feet from the southeast corner of Triangle Refineries. Inc.;

Thence North 87 degrees 09 minutes 26 seconds East, 526.6 feet to a point;

Thence South 3 degrees 15 minutes 29 seconds West, 289.6 feet to the point of beginning;

and Being the same property conveyed to the party of the first part by Chevron Oil Company, recorded on February 14, 1972 at Instrument number B48381 in Deed Book 4576, Page 319, in the Register's Office of **Davidson**, County, Tennessee.

RECORDED BY:

Chicago Title #1210-3395 (Tronox-CT)
711 Third Ave, #500-LR, NY, NY 10017
(800) 525-2511

RETURN TO:

Chicago Title #1210-3395 (Tronox-CT)
711 Third Ave, #500-LR, NY, NY 10017
(800) 525-2511