This instrument prepared by:

Diana McCune, Esq.
Ashland Inc.
5200 Blazer Parkway
Dublin, Ohio 43017

BILL GARRETT, Davidson County
Trans:T20110021233 DEEDWARRSP
Recvd: 04/11/11 13:38 2 pgs
Fees:13.00 Taxes:1617.07
20110411-0027807

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nexeo Solutions, LLC	Nexeo Solutions, LLC	92-11-21 92-11-22
5200 Blazer Parkway	5200 Blazer Parkway	
Dublin, Ohio 43017	Dublin, Ohio 43017	

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THIRTY SEVEN THOUSAND FORTY SIX DOLLARS ($437,046.00), cash in hand paid by the Grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **ASHLAND INC.,** a Kentucky corporation, successor in interest to Ashland Chemical, Inc. (Ashland Inc. formerly known as New EXM Inc.; New EXM Inc. being successor by merger with EXM LLC; EXM LLC being successor by merger with Ashland Inc.; Ashland Inc. being formerly known as Ashland Oil, Inc.; Ashland Oil, Inc. being successor by merger with Ashland Chemical, Inc., an Ohio corporation), having a tax mailing address of P. O. Box 14000, Lexington, Kentucky 40512, Attn: Corporate Real Estate Department,

has this day bargained and sold, and does hereby transfer and convey unto the said

NEXEO SOLUTIONS, LLC, a Delaware limited liability company, having a mailing address of 5200 Blazer Parkway, Dublin, Ohio 43017,

the Grantee herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT I:

A tract of land located in Metropolitan Nashville and Davidson County, Tennessee, described by survey prepared by Michael Holmes and Associates, Inc., dated July 28, 1989, as follows:

Being Parcel 22 on Map 92-11 of the Tax Assessor's Office for Davidson County, Tennessee. Also, being Lot "D" and parts of Lots "C," 5, 6, 7 and 8 on J. W. Lawless' Plan of Lots, as of record in Plat Book 161, page 20 of the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southwest corner of intersection of Clifton Avenue and Seaboard Systems Railroad, thence South 38° 17' 59" West 407.71 feet to a point; thence North 02° 39' 46" East 307.45 feet to a point; thence North 86° 55' 05" East 238.75 feet to the POINT OF BEGINNING, containing 36,517.87 square feet or 0.8383 acres.

Being the same property conveyed to Ashland Chemical, Inc., an Ohio corporation, by Deed from Unocal Properties, Inc., a California corporation, dated February 28, 1992, and recorded in Book 8567, page 73, Register's Office for Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, Being Lot "B," the westerly part of Lot "C" and the northwesterly part of Lot Nos. 7 and 8 on the Plan of J. W. Lawless' Resubdivisions of the Charles M. Stewart property, as of record in Book 161, Page 20, Register's Office for Davidson County, Tennessee, described together as follows:

BEGINNING on the southerly margin of Clifton Pike at the northwest corner of Lot "B" and the easterly margin of an alley; thence with the westerly line of Lots "B" and 8, southerly 438 feet, more or less, to a point 110 feet from the second track or the outbound main track of the N.C. & St. L. Railway; thence northeasterly parallel with said track, 134 feet, more or less, to the corner of a lot conveyed by the Harley Pottery Company to Newsom Crushed Stone and Quarry Company, by deed of record in Book 307, page 222, Register's Office for Davidson County, Tennessee; thence with the westerly line of said lot, northerly 309 feet, more or less, to the southerly margin of Clifton Pike; thence with the southerly margin of said Pike, westerly 242 feet to the BEGINNING.

Being the same property conveyed to Ashland Chemical, Inc. by Deed from Union Oil Company of California, a California corporation, of record in Book 8567, page 69, Register's Office for Davidson County, Tennessee.

STATE OF New York
COUNTY OF New York *The actual consideration or value whichever is greater, for this transfer is $* 437,046

Affiant Michael S Roe

Subscribed and sworn to before me this the 30th *day of* March *2011.*

Notary Public Ivie Baker

My commission expires: 7/19/2014
(Affix Seal)

IVIE BAKER
Notary Public, State of New York
No. 01BA6225284
Qualified in New York County
Commission Expires July 19, 2014

This is unimproved ( ) property, known as 2309 & 2315 Clifton Avenue, Nashville, Tennessee *improved (X)*
(House Number) (Street) (P.O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever; and Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, and has good right to convey it.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but no other.

Whenever 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 its hand this 31st *day of* March, *2011, the corporate party having caused its name to be signed hereto by its duly authorized representative on said day and date.*

ASHLAND INC.

By: Michael S. Roe
Michael S. Roe
Its: Assistant General Counsel and
Authorized Officer

STATE OF New York
COUNTY OF New York

Personally appeared before me, Ivie Baker, a Notary Public in and for said County and State, MICHAEL S. ROE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant General Counsel and Authorized Officer of Ashland Inc., the within-named bargainor, a corporation, and that he, as Assistant General Counsel and Authorized Officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Assistant General Counsel and Authorized Officer.

Witness my hand and official seal, at office in Lexington, Kentucky, this 30th day of March, 2011.

Ivie Baker
Notary Public

My Commission Expires: 7/19/2014

IVIE BAKER
Notary Public, State of New York
No. 01BA6225284
Qualified in New York County
Commission Expires July 19, 2014