ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{MPAG, LLC	{MPAG, LLC	}
{c/o Bryan Jones	{c/o Bryan Jones	} Map 82-5 }
{109 Kenner Ave, Ste 100	{109 Kenner Ave, Ste 100	} Parcel 134.00 }
{Nashville, TN 37205	{Nashville, TN 37205	}
{	{	}

{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner }
{Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished }
{by the parties hereto without the benefit of a title examination }

QUITCLAIM DEED

For and in consideration of the sum of Two Hundred Ninety Thousand and 00/100 Dollars ($290,000.00) cash in hand paid, know all persons by these presents, Werthan Packaging, Inc., a Tennessee Corporation (hereinafter referred to as the "Grantor") does hereby quitclaim, bargain, sell and convey unto MPAG, LLC, a Tennessee corporation (hereinafter referred to as the "Grantee") all of its interest in the following described parcels of real estate located in Davidson County, Tennessee.

BEING located in the 19th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the 3rd Avenue North and Van Buren Street intersection and being a portion of Lots 14 and 66 of McGavock City Park Lots recorded as Plat Book 57, Page 101, in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

All bearings based on Tennessee State Plane (NAD 83)

Any property corner set by this surveyor is ½ inch diameter, 18 inch long Rebar with cap labeled "GAM 2403" unless otherwise noted, and referred to as new iron pin in the following.

COMMENCING at an existing bent iron pin found in the easterly 50' foot right-of-way for Third Avenue North, said point being the common corner to Lot 13 and Lot 14 of the aforementioned McGavock City Park and being North 27 degrees 03 minutes 45 seconds West, 150.44' feet of the intersection of the northerly 50' foot right-of-way for Van Buren Street.

Thence with the easterly 50' foot right-of-way for Third Avenue North, North 27 degrees 03 minutes 45 seconds West, a distance of 40.40' feet to a new iron pin in the northerly 40' foot right-of-way for the Louisville and Nashville Railroad Company as recorded in Deed Book: 175 Page: 137 and Plat in Deed Book: 161

BILL GARRETT, Davidson County
Trans:T20160034251 DEEDQC
Recvd: 04/26/16 11:26 4 pgs
Fees:23.00 Taxes:1073.00
20160426-0040496

Page: 34 R.O.D.C., Tn. (Railroad Tracks no longer in existence) to the point of beginning;

BEGINNING; with the easterly 50' foot right-of-way for Third Avenue North and the herein described remaining portion of Lot 14 and Lot 66 of the McGavock City Park, North 27 degrees 03 minutes 45 seconds West, a distance of 9.60' feet to a new iron pin and being the common corner to Lot 14 and Lot 15. Lot 15 being the Metro Government Water and Sewer property of record in Deed Book: 39 Page: 558 R.O.D.C., TN.

Thence with the common line between Lot 14 and Lot 15, passing a 10' wide Alley (#505) closed per Metro Public Works (no record on file) and continuing with the common line between Lot 65 and Lot 66 of the McGavock City Park, North 62 degrees 46 minutes 04 seconds East, a distance of 285.41' feet to a new iron pin in the westerly 50' foot right-of-way for Second Avenue North.

Thence continuing with the westerly 50' foot right-of-way for Second Avenue North and the easterly property line of Lot 66 of the McGavock City Park, South 27 degrees 06 minutes 01 second East, 4.34' feet to a new iron pin in the northerly 40' foot right-of-way for the aforementioned Louisville and Nashville Railroad Company and the 50' foot right-of-way for Second Avenue North.

Thence with the northerly 40' foot right-of-way for the Louisville and Nashville Railroad Company and the herein described remaining portion of Lot 14 and Lot 66 of the McGavock City Park and passing a 10' wide Alley (#505) closed per Metro Public Works (no record on file), South 62 degrees 46 minutes 04 seconds West, a distance of 206.58' feet to a new iron pin in the northerly 40' foot right-of-way for the aforementioned Louisville and Nashville Railroad Company.

Thence continuing with the northerly 40' foot right-of-way for the Louisville and Nashville Railroad Company with a curve to the left, having a delta angle of 07 degrees 37 minutes 54 seconds, a radius of 593.70' feet, an arc length of 79.08' feet, a chord bearing of South 58 degrees 57 minutes 07 seconds West and a chord distance of 79.02' feet to the point of beginning and containing 1,376.60 square feet or 0.032 Acres more or less according to a survey prepared by this surveyor dated May 29th 2015.

Being part of the same property conveyed to Werthan Packaging, Inc. by quitclaim deed from Werthan Industries, Inc. of record in Book 7741, Pages 757, Register's Office for Davidson County, Tennessee.

This deed is also being recorded to show that the property conveyed to the Louisville and Nashville Railroad, its successors and assigns, by the Tennessee Manufacturing Company, its successors and assigns, includes a right of way benefitting the Louisville and Nashville Railroad,

described in the instruments of record in Book 445 page 19, Book 317 page 431, Book 175 page 137, and the plan of said right of way being recorded in Book 161 page 34, of the Register's Office for Davidson County, Tennessee.

Furthermore, these instruments describe reversionary rights of the property in case the property permanently ceases to be used for railroad purposes. Since the property described herein no longer has railroad tracks on it, and is no longer used for railroad purposes, the property has reverted to the Grantor, herein, as successor in interest to the Tennessee Manufacturing Company, Warioto Cotton Mills, and Morgan & Hamilton Company, as prescribed in said instruments.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $290,000.
(
(
(
(Subscribed and sworn to before me
(this 14th day of April, 2016.
(
(
(
(
(My Commission Expires: 5-3-16
(

Affiant

Notary Public

BRENDA J MALUGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 14th day of April, 2016.

WERTHAN PACKAGING, INC.

Donald P Belmont

Don Belmont, CEO

STATE OF TENNESSEE}
COUNTY OF ROBERTSON}

Before me, Brenda J Malugin of the state and county mentioned, personally appeared Donald P Belmont, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be CEO of Werthan Packaging, Inc. and as such CEO acknowledged that he is authorized to execute the foregoing instrument on behalf of Werthan Packaging, Inc. the within named bargainor, a corporation, and that he as such CEO, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him/herself as CEO.

Witness my hand and official seal at White House, Tennessee this 14th day of April, 2016.

Brenda J Malugin
Notary Public

My Commission Expires: 5-3-16

BRENDA J MALUGIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY