ADDRESS OF OWNER:
Romnuf Corporation
c/o Lehman Special Services, Inc.
One William Street
New York, New York 10004

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Store #04767
Location No. 7

SEND TAX BILL TO: Munford, Inc.
P. O. Box 7701, Station C
Atlanta, Georgia 30309

WARRANTY DEED

Map 148
Par. 86.1

FOR AND IN CONSIDERATION OF THE SUM OF Ten and no/100 ($10.00) Dollars cash in hand paid, and other valuable considerations, receipt of which is hereby acknowledged, CITY ICE DELIVERY COMPANY, a Georgia corporation has this day bargained and sold and does hereby transfer and convey unto the said ROMNUF CORPORATION, a Delaware corporation, its successors and assigns certain real estate in DAVIDSON County, Tennessee as follows:

Land in the Second Civil District of Davidson County, Tennessee, described according to a survey prepared by Southern Land Survey Company and dated July 13, 1973, as follows: BEING Lot No. One (1) on the Plan of Elmer L. Marshall Subdivision, as of record in Book 4675, Page 13, Register's Office for Davidson County, Tennessee, said Lot being more particularly described as follows: BEGINNING at a concrete monument in the south margin of Richards Road at a point which is Two Hundred Seventy-Five and Five-Tenths (275.5) feet, more or less, South Eighty-Three (83) degrees Forty-Four (44) minutes Forty-Eight (48) Seconds east of the east margin of Antioch Pike, and proceeding thence with the south margin of Richards Road, south Eighty-Three (83) degrees Forty-Four (44) minutes Forty-Eight (48) seconds east One Hundred Twenty-Five (125) feet to an iron pin; thence leaving Richards Road and proceeding south Four(4) degrees Thirty-seven(37) minutes Forty-Six (46) seconds east One Hundred Seventy-Seven and Twenty-Nine Hundredths (177.29) feet to an iron pin; thence south Eighty-Seven (87) degrees Sixteen (16) minutes Thirty-Nine (39) seconds west One Hundred Twenty-Five (125) feet (crossing an iron pin at Thirty-Two (32) feet) to a concrete monument; thence north Four (4) degrees One (01) minute Twelve (12) seconds west One Hundred Ninety-Five and Seventy-Nine Hundredths (195.79(feet to the point of beginning, together with a perpetual non-exclusive easement for ingress and egress across the northwest corner of Lot No. Two (2) of the recorded Plan of Elmer L. Marshall Subdivision, aforesaid, upon the area designated thereon as "EasementArea".

BEING the same property conveyed unto CITY ICE DELIVERY COMPANY, a Georgia Corporation, by deed of record in Book 4732, Page 145, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: (No. Num.) Richards Road, Nashville, Tennessee.

SUBJECT TO:

A Perpetual non-exclusive easement for ingress and egress across the northwest corner of Lot #2 of the recorded plan of Elmer L. Marshall Subdivision, as set out in warranty deed from Elmer L. Marshall and wife, Christine Cole Marshall to City Ice Delivery Company, recorded in Book 4732, Page 145, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said ROMNUF CORPORATION, its successors and assigns, forever.

AND CITY ICE DELIVERY COMPANY does covenant with the said ROMNUF CORPORATION, that they are lawfully seized and possessed of said land in fee simple; have a good and lawful right to sell and convey the same, and that said property is free, clear and unencumbered.

AND IT FURTHER COVENANTS and binds itself, its heirs and assigns, to warrant and forever defend the title to said land to the said ROMNUF CORPORATION, its successors and assigns, against the lawful claims of all persons whomsoever.

Legibility of Writing, Typing or Printing Unsatisfactory When Received

THIS DOCUMENT WAS PREPARED BY: Nessen & Csaplar, 84 State Street, Boston, Massachusetts 02109

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IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, this the 27th day of November 1973.

CITY ICE DELIVERY COMPANY

By Jay E Rubel
Vice President

(Corporate Seal)

Attest: Stephen Donnenan
Secretary

DEC 12 2 12 PM '73
FEE $ WILSON CO. REGISTER
WILSON COUNTY, TENN.

TOLL REFERENCE

C 349 80

STATE OF Georgia

COUNTY OF Fulton

Before me Barbara Smith, a Notary Public, duly appointed, comissioned, and qualified in and for the State and County aforesaid, personally appeared Jay E. Rubel and Stephen Donnenan, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Vice President and Secretary, respectively of CITY ICE DELIVERY COMPANY, the within named bargainor, a Corporation of Fulton County, Georgia, and that they, as such officers authorized so to do executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal at Office in said County and State on this the 27th day of November, 1973.

Barbara Smith
Notary Public, Georgia State at Large
My Commission Expires Feb. 2, 1974

(Seal)

	DEC12	CONV	90,000.00	
STATE OF	DEC12	CONV	10,000.00	
	DEC12	S'TAX	A*	260.00
COUNTY OF	DEC12	PR'FEE	A*	.50
	DEC12	RECFEE	A*	1.00
			*	261.50

I, the duly authorized agent of the Grantee herein do hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John M. Ruder
Agent for Romnuf Corporation

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

Sworn to and subscribed to before me this 27 day of November, 1973.

Mary Ellen Triolo
Notary Public

MARY ELLEN TRIOLO
Notary Public, State of New York
No. 31-4502958
Qualified in New York County
Commission Expires March 30, 1975