(2)

This instrument prepared by:
Bass, Berry & Sims
2700 First American Center
Nashville, Tennessee 37238

BOOK 5261 PAGE 977

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S), AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ainsworth Corporation (NAME)	Same (NAME)	95-13 8
715 Massman Drive (STREET ADDRESS OR ROUTE NO.)	(STREET ADDRESS)	
Nashville, TN 37210 (CITY) (P.O.ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Sixty-Five Thousand ($65,000.00) DOLLARS cash in hand paid, The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, a Tennessee public non-profit corporation ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Ainsworth Corporation, a Delaware corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

That certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Metropolitan Industrial Park, Sec. 4, as of record in book 4175, page 4, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the northerly margin of Massman Dr., at a point, the southwesterly corner of lot No. 4, on the plan of Metropolitan Industrial Park, Sec. 4, as of record in book 4175, page 4, said Register's Office; thence with the northerly margin of Massman Drive and around a curve to the left having a radius of 730.0 feet and a central angle of 4°01', a chord bearing and distance of S 49°30'W, 51.08 feet to a concrete monument; thence S 47°30' W, 544.86 feet; thence N 42°30'W, 494.50 feet; thence N 27°30'E, 260.18 feet; thence N 38°30' E, 583.51 feet; thence S 24°07'E, 712.94 feet to the beginning.

Subject, however, to flowage easement granted United States of America by deed of record in book 2200, page 423, said Register's Office; 80 foot drainage easement, anchor easements, 48 inch sewer easement, 419 foot flood line, 50 foot building setback line from Massman Drive, and conditions of owners certificate as shown on plan of record in book 4175, page 4, and restrictive covenants contained in instrument dated and filed January 17, 1968, and recorded in book 4205, page 437, said Registers Office.

Being the same property conveyed to The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County by First American National Bank of Nashville, Trustee, by deed of record in Book 4219, Page 435, Register's Office for said county.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) The actual consideration or value whichever is greater, for this transfer is $ 900,000.00.

Affiant

Subscribed and sworn to before me, this the 13 day of March, 1987.

Notary Public

My commission expires: NOTARY PUBLIC (Affix Seal)

This is improved property, known as 715 Massman Drive, Nashville, Tennessee,

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ainsworth Corporation, its successors and assigns, forever.

And Grantor does covenant with the said Ainsworth Corporation that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered by any lien, encumbrance, charge, exception or restriction created or caused by the Grantor. Ainsworth Corporation shall remain liable for any 1978 property taxes or payments in-lieu-of tax applicable to said property.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Ainsworth Corporation, its successors and assigns against the lawful claims of all persons claiming under Grantor.

In Witnes Whereof, this instrument has been executed this 13 day of March, 1978.

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IDENTIF. REFERENCE T

MAR 14 9 34 AM '78

FELIX A. NIELSEN JR. REGISTER DAVIDSON COUNTY, TENN.

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY

By: C A Boren, Jr.
Chairman

ATTEST: R. E. Bellamy
Assistant Secretary

CONV
MAR 14 78 S'TAX
MAR 14 78 PR'FEE
MAR 14 78 W'DEED

* .00 900,000.00
B* 2,340.00
B* .50
B* 4.00 * 2,344.50

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared C A Boren, Jr and R E. Bellamy, with both of whom I am personally acquainted, and who upon their several oaths acknowledged themselves to be the Chairman and Assistant Secretary, respectively, of THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, the within named bargainor, a corporation, and that they, as such Chairman and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of said corporation by the said C A Boren, Jr as such Chairman, and attesting the same by the said R E. Bellamy as such Assistant Secretary.

WITNESS my hand and official seal of office at Nashville, Tennessee, this 13th day of March, 1978.

Charles K Wray
Notary Public

SEAL — CHARLES K WRAY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 10-15-81.