SPECIAL
WARRANTY DEED

BOOK 6473 PAGE 861

(CORPORATE FORM)

Form #WD5

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
COPE CARBONIC, INC.	SAME	Map 82-6
(NAME)	(NAME)	
601 Cowan Street		Parcel 1
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37207		20W-8050
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN & 00/100----------

($10.00)----------*Dollars,*

cash in hand paid by the Grantee, COPE CARBONIC, INC., a Tennessee corporation, and other good and valuable considerations, receipt of which is hereby acknowledged;

PENNZOIL COMPANY, a Delaware Corporation

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

COPE CARBONIC, INC., a Tennessee Corporation,

its *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:,*

LAND in the 1st Civil District of Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point in the east margin of Cowan Street, 222.65 feet along said east margin from a concrete monument at the southwest corner of the property conveyed to Nashville Consolidated Warehouses, Inc., by deed of the Nashville Housing Authority, of record in Book 4054, Page 595, Register's Office for Davidson County, Tennessee; thence North 80° 18' 30" east 120.47 feet to a concrete right-of-way marker for Interstate Highway 65; thence with said Interstate right-of-way North 14° 53' west 72.85 feet to a concrete right-of-way marker; thence continuing with said right-of-way North 81° 56' 30" west 46.60 feet to a concrete right-of-way marker; thence continuing with said Interstate Highway right-of-way, North 6° 14' 30" east 60.00 feet to a point; thence South 80° 18' 30" west 153.73 feet to a point in the easterly margin of Cowan Street; thence with the said east

(Continued on Page 2)

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 80,000.00

Subscribed and sworn to before me, this the 9th day of January 1985.

Affiant

My commission expires: 10/20/85 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

unimproved ( )
This is improved (XX) property, known as 605 Cowan Street, Nashville, TN 37207
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

COPE CARBONIC, INC., a Tennessee Corporation

its *(successors),*

heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.

INITIALS BVK

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Grantor,

against anyone whomsoever lawfully claiming by, through, or under the

COPE CARBONIC, INC., a Tennessee Corporation

(successors), heirs and assigns, against the lawful claims of all persons.

Witness my *hand* *this* 9th *day of* January, 19 85, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PENNZOIL COMPANY

ATTEST:

Sally Hazen, Corporate Secretary

BY: Baine P. Kerr

Baine P. Kerr, President

01/15 214.50- CHECK

3327

STATE OF TEXAS
COUNTY OF Harris

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Baine P. Kerr, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* PENNZOIL COMPANY, *the within named bargainor, a corporation, and that* he *as such* officer *being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Houston, Texas, *this* 9th *day of* January, *19* 85.

Becky Graham *Notary Public*

Commission expires .....

BECKY GRAHAM
Notary Public in and for Harris County, Texas
My Commission Expires 06/01/88

(Continued from Page 1)
margin of Cowan Street and around a curve to the left having a radius of 449.21 feet a distance of 94.71 feet to a concrete monument; thence continuing with said east margin of Cowan Street, around a curve to the right having a radius of 530 feet, a distance of 65.10 feet to the point of beginning, and containing .45 acres, more or less.

BEING the same property conveyed to Pennzoil Company, by deed from Nashville Consolidated Warehouses, Inc., a Tennessee corporation, of record in Book 4067, Page 298, Register's Office for Davidson County, Tennessee.

1:7.9.5.9.9

IDENTIF. REFERENCE:

JAN 16 9 25 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

MAIL EMP.

WARRANTY DEED

FROM
PENNZOIL COMPANY

TO
COPE CARBONIC, INC.

Prepared by:
WILLIAM D. CASTLEMAN, ATTY.
101 Cumberland Avenue
P. O. Box 4386
Madison, TN 37116-4386

Attorneys TITLE COMPANY
STAHLMAN BUILDING

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

80000.00- CAMT.
208.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 214.50-
3327A01/15/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 7 6 5 6 9

IDENTIF. REFERENCE

JAN 15 9 35 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100952