37 L

Address New Owner:	Map-Parcel Numbers:
ROYAL CUP INC. P.O. Box 170971 160 ~~Cleg Drive~~ Cleage Dr. Birmingham, Alabama 35217	A portion of Map 183 Parcel 26
Send Tax Bills To:	**Address of Mortgagee:**
Same	N/A

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED BOOK 7332 PAGE 292

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Interchange City Associates, Ltd., a Tennessee limited partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Royal Cup Inc. (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

Grantor reserves unto itself, its successors and assigns, an easement upon the Property for a park directory located between the cemetery and Firestone Parkway, all as shown on the survey of Ragan-Smith-Murphy & Associates, Inc., dated August 16, 1984, revised September 5, 1984, updated September 10, 1984, and further revised September 15, 1986, Job No. 84-095,

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,750.

Atty For Purchaser
Affiant

Subscribed and sworn to before me this 31st day of August, 1987.

John R. Hyman
Notary Public
My Commission Expires: 11/12/88

including an easement over and across the Property for access, ingress and egress to and from said park directory in order to maintain, repair, replace and make additions to the same.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to: 1) the matters appearing on Exhibit B which is attached hereto and incorporated herein by reference, and 2) the easements reserved hereinabove.

This is unimproved property, known as Tract 216B, Interchange City.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of August, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

INTERCHANGE CITY ASSOCIATES, LTD.

By: AFPC Equity Investors, Ltd.,
General Partner

By: _____
W. Gerald Ezell,
General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Maralee K. Gamble, a Notary Public in and for the County and State aforesaid, personally appeared W. Gerald Ezell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the general partner of AFPC Equity Investors, Ltd., a limited partnership, which limited partnership is a general partner of Interchange City Associates, Ltd., a limited partnership, the within named bargainor, and that he as such general partner executed the foregoing instrument for the purposes therein contained, by signing the name of AFPC Equity Investors, Ltd. as general partner on behalf of the bargainor limited partnership by himself as general partner.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 20th day of August, 1987.

Maralee K. Gamble
Notary Public

My Commission Expires: My Commission Expires May 13, 1990

EXHIBIT A

Land in Davidson County, Tennessee, being all of Tract 216 B on the Final Plat, Subdivision Tract 216 A and 216 B, Interchange City Industrial Park, of record in Book 6900, page 95, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Interchange City Associates, Ltd., a Tennessee Limited Partnership by deed from McDowell Development Corporation, a Tennessee Corporation of record in Book 6381, page 227, Register's Office for Davidson County, Tennessee.

EXHIBIT B BOOK 7332 PAGE 296

1. Real estate taxes for the current year which have been prorated between the parties.

2. Restrictive covenants contained in instrument of record in Book 4673, page 508, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 6900, page 95, said Register's Office, shows an Owner's Certificate and a 10 foot easement for public utility and drainage purposes along the southerly rear and easterly side line of said lot.

4. The survey of Ragan-Smith-Murphy & Associates, Inc., dated August 16, 1984, revised September 5, 1984, updated September 10, 1984, and further revised September 15, 1986, and surveyor's report dated June 29, 1987, Job No. 84-095, shows:

a. A 10 foot public utility and drainage easement along the southerly and easterly property lines;
b. An existing park directory, fire hydrant and power pole between cemetery and Firestone Parkway;
c. An encroachment of a chain link fence and parking area from the property adjoining to the west of the Property; and
d. A cemetery located in the approximate center of the Property with rights of ingress and egress thereto.

5. Rights of others in and to the above referenced cemetery, together with rights of ingress and egress thereto.

58263

IDENTIFICATION REFERENCE

AUG 21 3 25 PM '87

08/21 [illegible] CHECK

OFFICIAL RECEIPT

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

RECEIVED OF: _____

FOR _____

BOOK 7332 PAGE 297

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
		132750.0		
		371.5		
		.5		
		15.0		
	MO	15.0		
		15.0		
4/33A00/21/87				37.06

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 8 2 6 3

IDENTIFICATION REFERENCE

Aug 21 3 25 PM '87

No. 3581