"SPECIAL WARRANTY DEED"

BOOK 7359 PAGE 106 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 518075.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September, 19 87

Notary Public

MY COMMISSION EXPIRES: 10/24/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, 218-3rd Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Castner-Knott Dry Goods Company (NAME)	The Castner-Knott Dry Goods Co. (NAME)	Part of Map 60
618-24 Church Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 7427 (STREET ADDRESS)	Parcel 16 and 42
Nashville TN. 37219 (CITY) (STATE) (P. O. ZIP)	Columbia S.C. 29202 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, UNITED STATES COLD STORAGE, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE CASTNER KNOTT DRY GOODS COMPANY, A Tennessee corporation

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Attached Exhibit "A"

67423

IDENTIFICATION REFERENCE

SEP 22 2 30 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

This is unimproved (X) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.* claiming by and through grantor.

Witness its hand this 22nd day of September, 19 87

UNITED STATES COLD STORAGE, INC.

By: J. U.P.

STATE OF TENNESSEE
Davidson County

BOOK 7359 PAGE 107

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that ____ _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

STATE OF TENNESSEE
Davidson County

Before me, Connie Cashwright a Notary Public in and for the State and County aforesaid, personally appeared John Oppa

_____

_____

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 Sr. Vice President _____ of the United States Cold Storage, Inc. a corporation, and that he as such Sr. Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Sr. Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, 19 87.

Connie Cashwright Notary Public

Commission Expires 10/24/88

WARRANTY DEED

FROM
United States Cold Storage, Inc.

TO
The Castner-Knott Dry Goods Company,
a Tennessee corporation

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

EXHIBIT "A"

Being a parcel of land lying in Davidson County, Tennessee, and being a part of tract owned by Charles W. Hawkins, III, Trustee, as of record in Deed Book 7189, page 632 and Book 7265, page 969, Register's Office for Davidson County, Tennessee and being bounded on the North by Ellithorpe, on the East and West by Hawkins, and on the South by an access easement and being more particularly described according to a composite boundary drawing by Morrow & Associates, dated September 10, 1987, as follows:

Beginning at a point in the north right of way line of an access easement said point of beginning being located as follows: Southerly 2000 feet, more or less, along the west right of way line of Brick Church Pike from the intersection of the south right of way line of Ewing Drive and the west right of way line of Brick Church Pike to a point, the intersection of the north right of way line of an access easement and the west right of way line of Brick Church Pike; thence with the north right of way line of an access easement the following bearings and distances; thence North 88 deg 07 Min 02 Sec West, thence North 88 deg 07 Min 02 Sec West 246.15 feet to a point; thence on a curve to the right, the radius of which is 1000.00 feet, the central angle of which is 01 Deg 39 Min 49 Sec, the chord of which is South 87 Deg 17 Min 07 Sec East, 29.03 feet, along the curve distance of 29.04 feet to point; thence North 87 Deg 27' 13 Sec West, 463.60 feet to the TRUE POINT OF BEGINNING; thence with the north right of way line of an access easement the following bearings and distances; thence North 86 Deg 27 Min 13 Sec West, 48.40 feet to a point; thence with a curve to the right, the radius of which is 450.00 feet, the central angle of which is 64 Deg 40 Min 20 Sec, the chord of which is South 54 Deg 07 Min 03 Sec East, 481.40 feet, along the curve distance of 507.93 feet to a point; thence with a curve to the left, the radius of which is 1130.00 feet, the central angle of which is 05 Deg 26 Min 35 Sec, the chord of which is South 24 Deg 30 Min 10 Sec East, 107.31 feet, along the curve distance of 107.35 feet to a point corner common with Hawkins; thence with Hawkins, North 62 Deg 46 Min 32 Sec East, 51.09 feet to a point; thence with Hawkins, North 01 Deg 52 Min 58 Sec East, 845.21 feet to a point corner common with Hawkins in the south line of Ellithorpe; thence with Ellithorpe, South 88 Deg 14 Min 42 Sec East, 450.52 feet to a point corner common with Hawkins in the south line of Ellithorpe; thence with Hawkins, South 01 Deg 52 Min 58 Sec West, 1237.79 feet to the point of beginning, containing 527,527 square feet, (12.11 acres, more or less).

Being the same property conveyed to United States Cold Storage, Inc. by deed from Charles W. Hawkins, III, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of any beneficiary as of record in Book 7359, page 101, Register's Office of Davidson County, Tennessee.

Together with and subject to all right, title and interest acquired by Grantor in said deed in a non-exclusive easement within the bounds of property more particularly described as follows:

Beginning at a point in the west right of way line of Brick Church Pike, said point being located southerly 2000 feet, more or less, from the intersection of the south right of way line of Ewing Drive and the west right of way line of Brick Church Pike; thence with the west right of way line of Brick Church Pike, South 01 Deg 52 Min 58 Sec West, 72.00 feet to a point in the south right of way line of the access easement; thence with the south right of way line of the access easement, the following bearings and distance; thence North 88 Deg 07 Min 02 Sec West, 246.15 feet to a point; thence with a curve to the right, the radius of which is 1072.00 feet, the central angle of which is 01 Deg 39 Min 49 Sec, the Chord of which is North 87 Deg 17 Min 07 Sec West, 31.13 feet, along the curve distance of 31.13 feet to a point; thence North 86 Deg 27 Min 13 Sec West, 107.50 feet to a point; thence North 03 Deg 32 Min 47 Sec East, 12.00 feet to a point; thence North 86 Deg 27 Min 13 Sec West, 404.50 feet to a point; thence with a curve to the right, the radius of which is 510.00 feet, the central angle of which is 64 Deg 40 Min 20 Sec, the Chord of which is North 54 Deg 07 Min 03 Sec West, 545.58 feet, along the curve distance of 575.66 feet to a point; thence with a curve to the left, the radius of which is 1070.00 feet, the central angle of which is 05 Deg 26 Min 35 Sec, the chord of which is North 24 Deg 30 Min 10 Sec West, 101.61 feet, along a curve distance of 101.65 feet to a point in the west right of way line of the easement; thence with the west right of way line of the easement, North 62 Deg 46 Min 32 Sec East, 60.00 feet to a point in the north right of way line of the easement; thence with the north right of way line of the easement the following bearings and distance; thence with a curve to the right, the radius of which is 1130.00 feet, the central angle of which is 05 Deg 26 Min 35 Sec, the chord of which is South 24 Deg 30 Min 10 Sec East, 107.31 feet, along a curve distance of 107.35 feet to a

Deg 30 Min 10 Sec East, 107.31 feet, along a curve distance of 107.35 feet to a point, thence with a curve to the left, the radius of which is 450.00 feet, the central angle of which is 64 Deg 40 Min 20 Sec, the chord of which is South 54 Deg 07 Min 03 Sec East, 481.40 feet, along a curve distance of 507.93 feet to a point; thence South 86 Deg 27 Min 13 Sec East, 48.40 feet to a point; thence South 86 Deg 27 Min 13 Sec East, 463.60 feet to a point; thence with a curve to the left, the radius of which is 1000.00 feet, the central angle of which is 01 Deg 39 Min 49 Sec, the chord of which is South 87 Deg 17 Min 07 Sec East, 29.03 feet, along a curve distance of 29.04 feet to a point; thence South 88 Deg 07 Min 02 Sec East, 246.15 feet to the point of beginning.

Said easement shall automatically become void and shall be vacated at such time as it has been improved and accepted as a public roadway including the utilities located therein or thereon, by Metropolitan Government of Nashville and Davidson County, Tennessee. Prior to such acceptance, grantee shall have the non-exclusive right to use said easement for ingress to and egress from said property hereinabove described for access to Brick Church Pike, and shall have the right to go upon said property within the bounds of said easement to have reasonable access to all utilities lying therein or thereon to maintain, repair and/or service same.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7359 PAGE 110

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

518075.00 CASH
1450.63 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1463.13
5146A09/22/87 PAL .07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 18762

67423

IDENTIFICATION REFERENCE

SEP 22 2 30 PM '87

DAVIDSON COUNTY, TN