CMCWP16 09/14/87 dr

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (FRD)
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

BOOK 7359 PAGE 111

Address New Owner(s)	Mortgagee:	Map-Parcel Number(s):
United States Cold Storage, Inc. 100 Dobbs Lane, Suite 102 Cherry Hill, N.J. 08034-9998	None	175-121

Send tax bills to: Owner X
Mortgagee ____

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, THE CASTNER-KNOTT DRY GOODS COMPANY ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto UNITED STATES COLD STORAGE, INC. ("Grantee"), certain real property in Davidson County, Tennessee, and being more particularly described in EXHIBIT A, attached hereto and made a part hereof.

Said property is conveyed subject to the matters shown on EXHIBIT B, attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds it, its successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on EXHIBIT B), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 17 day of September, 1987.

THE CASTNER-KNOTT DRY GOODS COMPANY

By: _____

Its: VICE PRES.

APPROVED BY A S B

6 7 4 2 4

IDENTIFICATION REFERENCE

SEP 22 2 31 PM '87

DAVIDSON COUNTY, TN

BOOK 7359 PAGE 112

STATE OF NJ)
COUNTY OF Bergen)

Personally appeared before me, Catherine K. Winberry, a Notary Public, E.J. Sharbey, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-Pres. of THE CASTNER-KNOTT DRY GOODS COMPANY, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 17th day of September, 1987.

Catherine K. Winberry
Notary Public

CATHERINE K. WINBERRY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Mar. 25, 1989

My Commission Expires:

STATE OF _____)
COUNTY OF _____)

The actual consideration or value (whichever is greater) for this transfer is $ 500,000.00 .

Affiant

Subscribed and sworn to before me, this 22 day of September, 1987.

Connie Conkwright
Notary Public

My Commission Expires:
10/24/88

EXHIBIT A

A tract of land in the 5th Civil District of Davidson County, Tennessee, being Interchange City Industrial Park, Section XIV, as of record in Book 4675, page 98, and described as follows:

Beginning at a point, said point being the northeast corner of the J. E. Crain property and the southeast corner of the Heil-Quaker property; thence, along the easterly boundary of the Heil-Quaker property, North 4 deg. 15' East, a distance of 569.86 feet to a point in the center of a drainage ditch; thence, along said ditch South 85 deg. 45' East, a distance of 750.0 feet to a point in the westerly margin of the proposed J. P. Hennessy Drive extended; thence, along said right-of-way South 4 deg. 15' West, a distance of 779.0 feet to a point; thence leaving said right-of-way, North 85 deg. 45' West, a distance of 750.0 feet to a point in the East margin of the J. E. Crain property; thence, with Crain's easterly boundary North 4 deg. 15' East, a distance of 210.14 feet to the point of beginning, containing an area of 13.413 acres, more or less.

Being the same property conveyed to The Castner-Knott Dry Goods Company, by deed from First American National Bank of Nashville, a national banking association, of record in Book 4800, page 988, Register's Office of Davidson County, Tennessee.

Together with an easement from The University of Tennessee and Rebel Steel, Inc. to Grantor of record in Book 7297, page 388, said Register's Office, and an easement from The University of Tennessee to Grantor of record in Book 7297, page 391, said Register's Office.

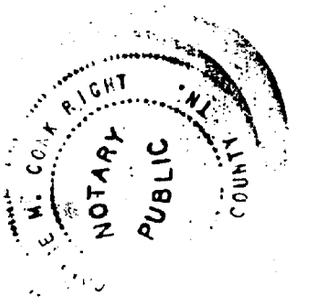


EXHIBIT B

1. Taxes for 1987: a lien, but not yet due and payable.

2. Easement conveyed to American Telephone & Telegraph Company of Tennessee, by instrument of record in Book 1229, page 56, Register's Office for Davidson County, Tennessee.

3. Grant of Easement of record in Book 4641, page 304, said Register's Office, to Metropolitan Government of Nashville and Davidson County, Tennessee.

4. Grant of Easement of record in Book 4626, page 224, said Register's Office, to The Firestone Tire & Rubber Company.

5. All matters shown on plan of record in Book 4675, page 98, Register's Office for Davidson County, Tennessee.

6. Grant of Easement of record in Book 5679, page 844, Register's Office for Davidson County, Tennessee, to Morco Industries, Inc.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7359 PAGE 115

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

50[illegible].00- CAMT.
140.00 CSTAX
.50 PREL
12.00 WDEED
CHECK 1412.50-
5147A09/22/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67424

IDENTIFICATION REFERENCE

SEP 22 2 31 PM '87

FELIX Z. WILSON, II
REGISTER
DAVIDSON COUNTY, TN

No. 18763