# CORPORATE LIMITED WARRANTY DEED

This instrument was prepared by:
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, Tennessee 37219

| ADDRESS OF NEW OWNER(S): | SEND TAX BILLS TO: | MAP-PARCEL NO: |
|---|---|---|
| C. S. Brooks Corporation<br>7201 Cockrill Bend<br>Industrial Road<br>P. O. Box 516<br>Nashville, TN 37202 | Same | Map 90<br>Parcel 6 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $ 2,500,000.00 .

Affiant

Subscribed and sworn to before me this 23rd day of December 1987.

Notary Public

My Commission Expires:
July 9, 1989

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, COLLINS & AIKMAN CORPORATION, a Delaware Corporation, hereinafter referred to as Grantor, has bargained and sold, and by these presents does transfer and convey unto C. S. BROOKS CORPORATION, a Delaware Corporation, hereinafter referred to as Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain tract or parcel of land in the 22 Councilmanic District of The Metropolitan Government of Nashville and Davidson County, Tennessee, described as follows, to wit:

Being lot No. 2 on the Plat, First Revision of Section One, Cockrill Bend Industrial Subdivision, as of record in book 5800, page 35, Register's Office for said County, described as follows: Beginning on the westerly margin of Tufting Court at the corner of lots Nos. 1 and 2; thence with the westerly margin of Tufting Court, south 21° 34' west 86.94 feet to a concrete monument; thence with a curve to the right having a central angle of 39° 56' 40" and a radius of 200.00 feet, a curve length of 139.43 feet to a concrete monument; thence with a curve to the left having a central angle of 74° 00' 40" and a radius of 100.00 feet, a curve length of 129.17 feet to a concrete monument, being a point on the center line of a 150 foot wide T.V.A. transmission line easement and being 100.00 feet south 77° 30' west from the center of a steel tower; thence with the center line of said easement, south 77° 30' west passing a witness monument at 1117.80 feet, a total distance of 1162.80 feet to

the low water line of Cumberland River; thence upstream with the low water line of Cumberland River, 405 feet, more or less, to a point, thence north 36° 41' east, passing a witness monument at 55 feet, more or less, a total distance of 781.10 feet to the corner of lots Nos. 1 and 2; thence with the line between said two lots, south 68° 26' east 1145.07 feet to the beginning.

Being the same property conveyed by Quitclaim Deed dated March 3, 1982 from Tennessee Tufting Corporation to Collins & Aikman Corporation of record in Book 5857, Page 828, Register's Office of Davidson County, Tennessee.

Also included herein is an access easement as set forth in Easement of record in Book 5844, Page 870, Register's Office of Davidson County, Tennessee, and an easement for utilities as set forth in Book 5859, page 297, said Register's Office.

The above described property and this conveyance is subject to the following encumbrances:

1) All matters shown on the plat of the First Revision of Section One of Cockrill Bend Industrial Subdivision recorded in Book 5800, page 35, Register's Office for Davidson County, Tennessee, including easements for T.V.A. transmission line, building setback lines, conditions of owners certificate, and sanitary sewer easement.

2) A perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of operation of the Cheatham Lock and Dam Project on the Cumberland River, with all other and additional rights as are fully set out in "Deed of Flowage Easement" from State of Tennessee to United States of America, dated December 21, 1953, filed March 16, 1954, and recorded in Book 2271, page 217, Register's Office for Davidson County, Tennessee, land lying above the ordinary highwater line of the Cumberland River and below elevation 391 foot contour line.

3) The provisions of Section 40-1-226 et seq., Storm Water Management, of the Code of Laws of The Metropolitan Government of Nashville and Davidson County restricting construction in flood plains and floodways.

4) Easement for transmission line granted United States by grant from State of Tennessee, of record in Book 1905, page 194, Register's Office for Davidson County, Tennessee.

5) Easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, across premises as set out in instrument of record in Book 4253, page 374, Register's Office for said County.

6) Mutual covenants affecting the owners of lot 1 and lot 2 of Section 1 of Cockrill Bend Industrial Subdivision recorded in Book 5859, pages 301 to 303 inclusive of the Register's Office for Davidson County, Tennessee relating to open space between buildings on the respective lots on fire doors on the connection between such buildings.

7) A UCC Financing Statement filed by First Union Commercial Corporation as secured party under reference number I12079 and recorded in Book 6259, Page 700, of

the Register's Office of Davidson County, Tennessee, as amended by a UCC 3 form filed with the Secretary of State of the State of Tennessee on March 3, 1984, file reference 340764 06/02/86.

8) 1987 realty taxes for the Metropolitan Government of Nashville, Davidson County, in the amount of $75,193.44 are due and unpaid, are a lien upon the land, and are assumed by the Grantee herein.

9) In the event any additional easements, covenants, restrictions, encumbrances, licenses and rights of way or any other facts and matters relating to or in any way affecting title to the property, other than those specifically stated in this Deed, shall be discovered to be an encumbrance on the property, the Grantor shall not be liable to the Grantee or any other person by reason thereof unless such additional encumbrance materially interferes with the operation of the plant situated on the above described land as that plant is currently operated by the Grantor, as of the date hereof.

10) Riparian rights incident to the premises, including rights of upper and lower riparian owners in and to the waters of the Cumberland River adjoining the property, and the natural flow thereof, free from diminution or pollution, and title to that portion of the property lying between the high and low water marks of the east bank of the Cumberland River.

This is improved property, on Cockrill Bend Industrial Road, Nashville, Davidson County, 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 Grantee, its successors and assigns forever, and it does covenant with the said Grantee that it is seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as above mentioned.

AND the said Grantor does further covenant and bind itself and its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, except as to such encumbrances and restrictions disclosed in this deed.

WITNESS my hand this 23rd day of December, 1987, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

COLLINS & AIKMAN CORPORATION

By: John J. Hopkins
Its Controller

STATE OF Tennessee )
COUNTY OF Davidson )

Before me, Teresa A. Smith of the state and county aforesaid, personally appeared John T. Hopkins, 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 Controller, of COLLINS & AIKMAN CORPORATION, the within named bargainor, a corporation, and that he as such Controller, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Controller.

Teresa A Smith
Notary Public

My Commission Expires:
1/20/90

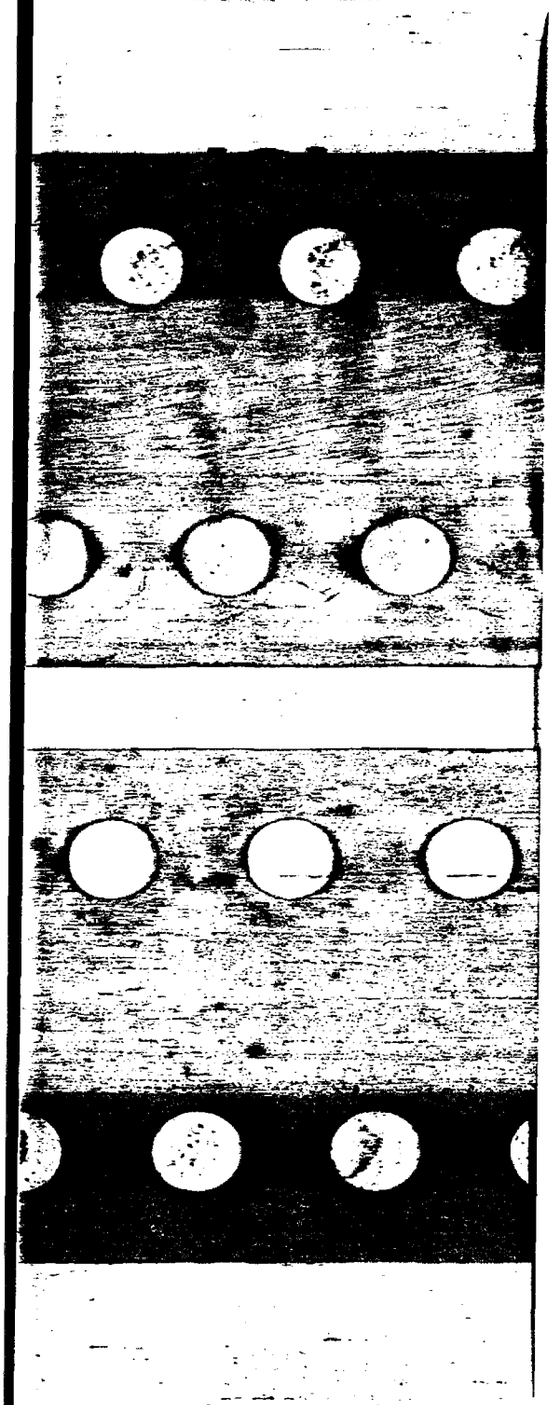
9 2 8 7 0

IDENTIFICATION REFERENCE

DEC 23 11 04 AM '87

DAVIDSON COUNTY, TN

2674 12/23 0101 03CHECK 7012.50



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 7433 PAGE 119

| | | |
|---|---|---|
| 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 | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL |
|---|---|---|---|---|
| | | | 10 ea | |
| | | | @$250000.00/ ea | CAMT |
| | | | | 2500000.00 |
| | | | | CON TX 7000.00 |
| | | | | PRFEE 0.50 |
| | | | | MDEED 12.00 |
| | | | | TOTAL 7012.50 |
| | | | | CHECK 7012.50 |
| 12/23/87 | 01 | | | 11:07 0001 2674 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9287.0.

IDENTIFICATION REFERENCE

DEC 23 11 04 AM '87

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

No. 47786