06-20-88

This instrument prepared by:
L. L. Chastain
Grissim & Hodges Attorneys
323 Union Street
Nashville, TN 37201

BOOK 7588 PAGE 281

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
The Spencer Companies Incorporated P. O. Box 1608 Huntsville, AL 35807	The Spencer Companies Incorporated P. O. Box 1608 Huntsville, AL 35807	93-14-424 93-14-426

For and in consideration of the sum of ONE AND NO/100 DOLLARS ($1.00); and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, AMERICAN ICE DELIVERY CO., INC., a Tennessee corporation, has bargained and sold and by these presents does transfer and convey unto the said THE SPENCER COMPANIES INCORPORATED, an Alabama corporation, the Grantee herein, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, more fully described as follows:

1750 06/30 0101 03CHECK 569.50

See Exhibit "A" attached hereto and incorporated herein by reference.

To have and to hold the said tracts or parcels of land, with the appurtenances, improvements, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. And we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered. And we do further covenant and bind ourselves, our successors and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, we have set our hands on the 30th day of June, 1988.

AMERICAN ICE DELIVERY CO., INC.

By: James A. Crossman

Title: President

45422

IDENTIFICATION REFERENCE

JUN 30 2 44 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared James A. Crossman with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of AMERICAN ICE DELIVERY CO., INC., the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the President by himself as such President.

WITNESS my hand and seal at Nashville, Tennessee, this 30th day of June, 1988.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 200,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30th day of June, 1988.

Laura L. Chastain
NOTARY PUBLIC

My Commission Expires: 3-8-89

EXHIBIT 'A'

TRACT I:

Being Lots Nos. 331 and 332 on the Plan of Ewing Wetmore and Others' Addition to South Nashville, as of record in Book 14, pages 202 and 203, Register's Office for Davidson County, Tennessee, together with the southerly 6 feet of Alley #140 as described below.

Said Lot No. 331 fronts 30 feet on the easterly side of Ewing Avenue and runs back between parallel lines, with the southerly margin of an alley, 130 feet to an alley in the rear.

Said Lot No. 332 fronts 30 feet on the easterly side of Ewing Avenue and runs back between parallel lines 130 feet to an alley.

Being the same property conveyed to American Ice Delivery Co., by deed from Edward C. Kennedy and Wallace E. Nance, Jr., a Partnership, d/b/a Edco Realty Company, of record in Book 5248, Page 899, Register's Office for Davidson County, Tennessee.

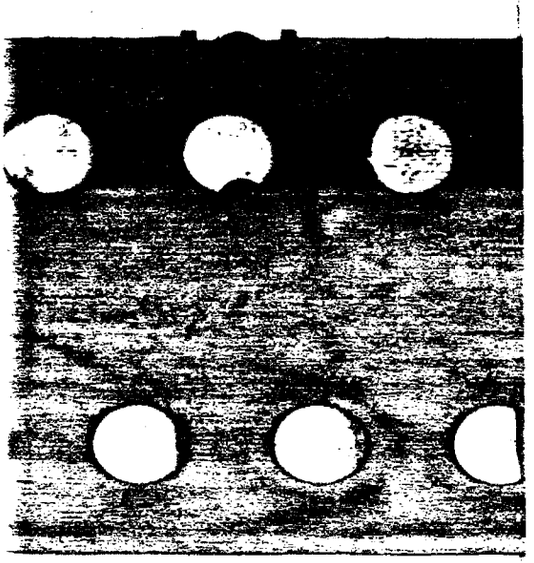
Plus the southerly 6 feet of Alley #140, as closed by Metropolitan ordinance No. 70-1105. Said alley runs back between parallel lines 130.0 feet from the easterly margin of Ewing Avenue to the westerly margin of alley #179.

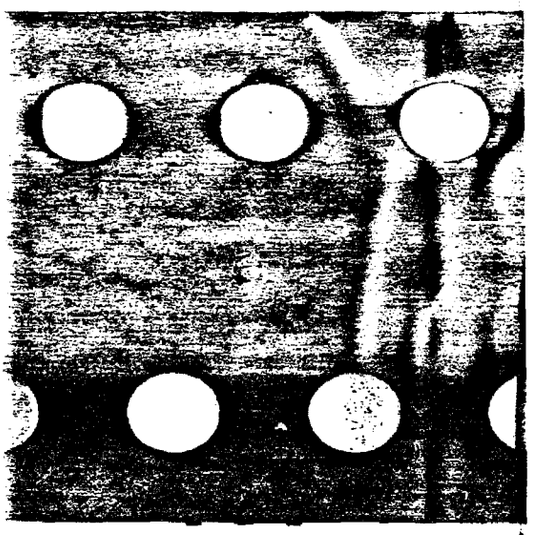
TRACT II:

Lots Nos 333, 334, 335 and 336 on the Plan of Ewing, Wetmore and Others' Addition to South Nashville, as of record in Book 14, Pages 202 and 203, said Register's Office, described according to a survey by Holmes-Barber & Associates, Inc., dated August 4, 1977, as follows:

Beginning at an iron pin at the intersection of the westerly margin of Alley #179 and the northerly margin of Ash Street; thence with the northerly margin of said Ash Street, South 60 degrees 31 minutes 36 seconds West 144.6 feet to a broken concrete street marker; thence North 3 degrees 30 minutes West 165 feet to a paint mark on a concrete wall; thence North 86 degrees 30 minutes East 130 feet to an iron pin; thence South 3 degrees 30 minutes East 101.67 feet to the point of beginning.

Being the same property conveyed to American Ice Delivery Co. by deed from W. L. Bell and H. T. Vance, Jr., a partnership d/b/a American Ice Delivery Company, of record in Book 3570, Page 132, said Register's Office.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7588 PAGE 284

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
				CAMT 200000.00
				CON TX 560.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 569.50
				CHECK 569.50
06/30/88		01		14:45 0001 1750

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45422

IDENTIFICATION REFERENCE

JUN 30 2 45 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108500