This Instrument Prepared By:
MORTON J. HABERMAN
FUMEL and HABERMAN
200 East Randolph Street
Chicago, IL 60601

FL 435
CTJC

WARRANTY DEED

BOOK 8155 PAGE 324

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steiner-Liff Textile Products Co (NAME)	Steiner-Liff Textile Products Co. (NAME)	93-8
No. 1 Leggett Road (STREET ADDRESS OR ROUTE NUMBER)	No. 1 Leggett Road (STREET ADDRESS)	pcl 82
Carthage, Missouri 64836 (CITY) (STATE) (ZIP)	Carthage, Missouri 64836 (CITY) (STATE) (ZIP)	17W-11860

FOR AND IN CONSIDERATION of the sum of Two Hundred Twenty-three Thousand Eight Hundred Sixty and 00/100ths ($223,860.00) *Dollars,*

ELISE STEINER, married to B.B. Steiner,

have this day bargained and sold, and do hereby transfer and convey unto the said STEINER-LIFF TEXTILE PRODUCTS CO., a Tennessee corporation,

the Grantees herein, their (successors), heirs and assigns.

~~the Grantor herein, his (successors), heirs and assigns.~~

an undivided twenty percent (20%) interest in certain real estate in Davidson County, Tennessee, described in Exhibit A attached hereto and made a part hereof, subject to the liens and encumbrances described in Exhibit B attached hereto and made a part hereof.

1105 07 19 0101 0SCHEDK 751.87

Jul 18 1 08 PM '90

42327

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 223,860.00

Subscribed and sworn to before me this the 18th *day of* July 19 90

My commission expires 1/23/94 (Affix Seal)

Affiant

Notary Public

This is improved (X) property, known as 1106 Davidson, Nashville, Tennessee (House Number) (Street) P O Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as described in Exhibit B attached hereto and made a part hereof.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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

Witness our hands this 17th *day of* July 19 90 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Elise Steiner
ELISE STEINER

B.B. Steiner
B.B. STEINER

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Stephanie Small, *a Notary Public in and for said County and State* Elise Steiner and B.B. Steiner,

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

Witness my hand and official seal at Nashville, *Tennessee, this* 17th *day of* July, *19* 90.

Stephanie Small
Notary Public

Commission expires March 27, 1993

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____*self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____*he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM

Elise Steiner

TO

Steiner-Liff Textile Products Co.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Land in the First Civil District of Davidson County, Tennessee, and shown as Lot No. 1 on the Second Revision of Section I, Inner-City Industrial Park of record in Book 4885, page 70, Register's Office for Davidson County, Tennessee, said Lot No. 1 is more particularly described as follows:

Beginning at a concrete monument in the southerly boundary of Davidson Street, 950 feet, more or less, east of the point where South Sixth Street comes into Davidson Street; thence along the southerly margin of Davidson Street, North 71 deg. 57 min. East 791.44 feet to a concrete monument; thence south 18 deg. 03 min. East 145.06 feet to an iron pin; thence South 13 deg. 12 min. 56 sec. East 223.33 feet to an iron pin; thence South 75 deg. 53 min. 37 sec. West 348.40 feet to an iron pin; thence South 74 deg. 19 min. 21 sec. west 200.16 feet to an iron pin; thence South 76 deg. 09 min. west 225.66 feet to an iron pin; thence North 18 deg. 03 min. West 318.82 feet to a concrete monument, the point of beginning and containing 6.1968 acres, more or less.
INCLUDED in the above description but specifically EXCLUDED therefrom is the following tract of land:

Being in the 1st Civil District of Nashville, Davidson County, Tennessee, and being Lot No. 1, Section I, Inner-City Industrial Park, a revised plat of which is of record in Book 4470, page 87, Register's Office for Davidson County, said Lot No. 1 is more particularly described as follows:
Beginning at a concrete monument 944 feet, more or less, from the intersection of the easterly margin of North Sixth Street and the northerly margin of Davidson Street; thence with the southerly margin of Davidson Street, North 71 deg. 57' E, 405.00 feet to a concrete monument; thence South 18 deg. 03' East passing a concrete witness monument at 283.07 feet, a total distance of 342.80 feet to a point in the Cumberland River, thence with the Cumberland River, South 74 deg. 19' 21" West, 180.10 feet to a point; thence, South 76 deg. 09' West, 225.66 feet to a point; thence, leaving the River, North 18 deg. 03' West, passing a concrete witness monument at 35.75 feet, a total distance of 318.82 feet to the point of beginning and containing 3.09 acres, more or less.

Being part of the same property conveyed to Noah Liff (40% undivided interest), Mitchell S. Magid (20% undivided interest), Elise Steiner (20% undivided interest) and Abe Freeman (20% undivided interest) by deed from FMLS Joint Venture of record in Book 5719, page 114, Register's Office for Davidson County, Tennessee. By deed of record in Book 5738, page 269, Noah Liff and wife, Nina Liff conveyed a 40% undivided interest to Stephen Wallace. By deed of record in Book 5738, page 273, said Register's Office, Stephen Wallace conveyed a 40% undivided interest to Steiner-Liff Textile Products Co. . Said Mitchell S. Magid having since died.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

1. Taxes for 1990: A lien, but not yet due or payable.

2. Easement granted the United States of America by Nashville Bridge Company, in connection with Cheatham Lock and Dam Project, of record in Book 2199, page 71, Register's Office for Davidson County, Tennessee.

3. Title to that portion of the premises within the bounds of the high and low water mark of the Cumberland River.

4. Matters shown on the Plan of record in Book 4885, page 70, Register's Office for Davidson County, Tennessee.

5. Nashville Electric Service Easement as of record in Book 3068, page 136, said Register's Office.

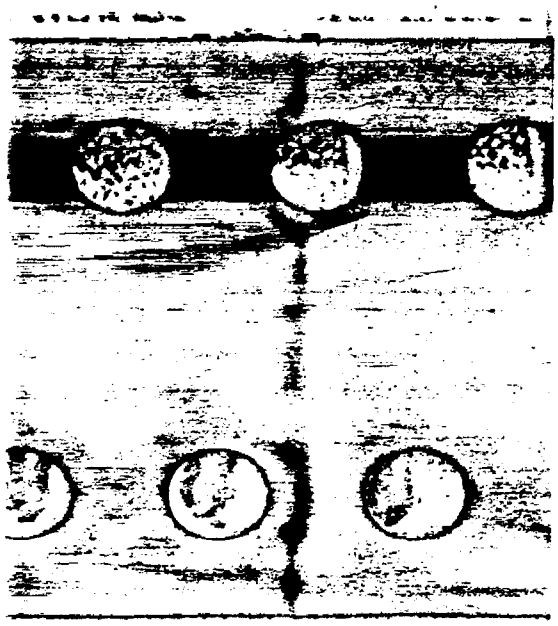
6. In the conveyance from Inner-City Investment, Ltd., to Allan Murphy, of record in Book 4946, page 135, Register's Office for Davidson County, Tennessee, the said Inner-City Investment, Ltd., reserves unto itself, its successors and assigns, the use of the railroad easement for the purpose of continuing to service the property to the East of the subject property with the existing railroad service. Grantee, his heirs, representatives and assigns shall have the right to relocate within said easement the trackage presently servicing the property to the East with the understanding and agreement that said relocation shall be accomplished at a minimum of inconvenience to the railroad users.

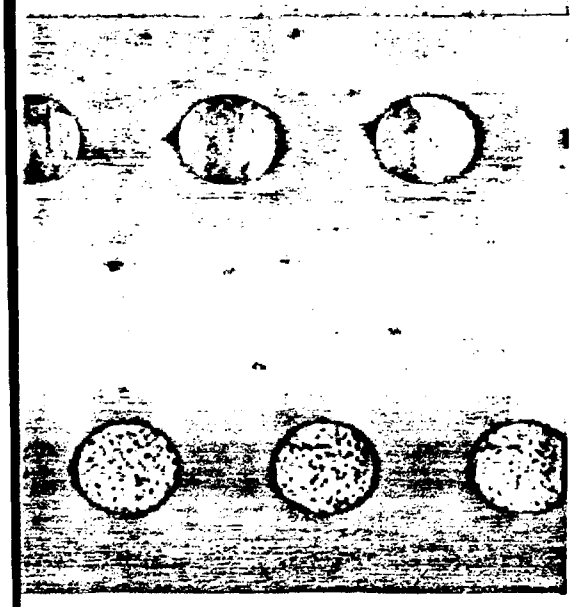
7. Terms and provisions of Lease of record in Book 5738, page 231, Register's Office for Davidson County, Tennessee. Said Lease was amended by Lease Amendment of record in Book 6567, page 674, and Letter of record in Book 6567, page 712, Register's Office for Davidson County, Tennessee.

   By the making and accepting of this conveyance, Grantor and Grantee agree that said Lease, as amended, is merged into the estate being conveyed hereunder.

8. Sanitary Sewer and/or Storm Drainage Easement of record in Book 5487, page 285, Register's Office for Davidson County, Tennessee.

a:1





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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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
223860.00
CON TX 738.87
PRFEE 1.00
WDEED 12.00
TOTAL 751.87
CHECK 751.87
07/18/90 01 13:10 0001 1135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42327

IDENTIFICATION

Jul 18 1 08 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 337963