THIS INSTRUMENT PREPARED BY:
Thomas Wardlaw Steele
Suite 1103, Parkview Towers
210 25th Avenue North
Nashville, Tennessee 37203

54 35
CTIC

WARRANTY DEED

BOOK 8155 PAGE 359

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
Steiner-Liff Textile Products Co. 400 Davidson Street Nashville, Tennessee	Same	Map 93-7; Parcel 33

For and in consideration of the sum of Three Million, Nine Hundred Sixty Two Thousand ($3,962,000.000) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, Abe Freeman, Edward C. Dunn, Substitute Trustee of the Liff Trust, Larry Snedeker, Substitute Trustee of the Magid Trust, and Lisa Small, Successor in interest to Stephen Small, Trustee of the Steiner Trust, constituting all of the Joint Venturers of a certain Joint Venture under the name of Freeman-Dunn-Small Joint Venture, and Emily S. Magid, as Distributee of the interest of Mitchell S. Magid, Jr., deceased, in the Magid Trust (hereinafter collectively referred to as the Grantors), have bargained and sold, and by these presents do hereby transfer and convey unto Steiner-Liff Textile Products Co., a Tennessee Corporation, its successors and assigns, (hereinafter referred to as the Grantee) the real property described in Exhibit A attached hereto, together with any and all improvements and hereditaments thereunto pertaining.

To Have and to Hold the said property described in Exhibit A hereto with the appurtenances, improvements, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

This conveyance is made expressly subject to all of the liens, encumbrances, exceptions, reservations and rights in others which are described and set forth in Exhibit B, attached hereto.

And the Grantors do covenant with the said Grantee that they are lawfully seized and possessed of the property described in Exhibit A hereto in fee simple; that they have a good right to convey it, that the same is unencumbered, except as set forth in Exhibit B, attached hereto.

And Grantors do further covenant and bind themselves, their successors and assigns, to the said Grantee, its successors and assigns, to warrant and forever defend the title to the property described in Exhibit A hereto to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, with the exception of the claims described and set forth in Exhibit B hereto.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed on the dates indicated in the acknowledgements below with the intention of making this conveyance effective the 18th day of July, 1990.

GRANTORS:

FREEMAN-DUNN-SMALL JOINT VENTURE

By: Abe Freeman
Abe Freeman

By: Edward C. Dunn, Substitute Trustee of the Liff Trust
Edward C. Dunn, Substitute Trustee of the Liff Trust

By: Larry Snedeker, Substitute Trustee of the Magid Trust
Larry Snedeker, Substitute Trustee of the Magid Trust

By: Lisa Small, Successor in Interest to Stephen Small, Trustee of the Steiner Trust
Lisa Small, Successor in Interest to Stephen Small, Trustee of the Steiner Trust

By: Emily A. Magid, Distributee of the Interest of Mitchell S. Magid, Jr., Deceased, in the Magid Trust
Emily A. Magid, Distributee of the Interest of Mitchell S. Magid, Jr., Deceased, in the Magid Trust

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 3,962,000.00

Morton J. Sherman
Affiant

Subscribed and sworn to before me this 18th day of July, 1990.

Cynthia L. Phillips
Notary Public

My Commission Expires: 1/23/94

ACKNOWLEDGEMENTS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of July, 1990, before me personally appeared Abe Freeman, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Cynthia A. Driver
Notary Public

My Commission Expires: 1/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of July, 1990, before me personally appeared Edward C. Dunn, Substitute Trustee of the Liff Trust, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Sue B. Dempsey
Notary Public

My Commission Expires: My Commission Expires Jan. 11, 1992

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of July, 1990, before me personally appeared Larry Snedeker, Substitute Trustee of the Magid Trust, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Cynthia A. Driver
Notary Public

My Commission Expires: 1/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of July, 1990, before me personally appeared Lisa Small, Successor in Interest to Stephen Small, Trustee of the Steiner Trust, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Cynthia A. Driver
Notary Public

My Commission Expires: 1/23/94

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of July, 1990, before me personally appeared Emily A. Magid, Distributee of the interest of Mitchell S. Magid, Jr., deceased, in the Magid Trust, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Cynthia A. Driver
Notary Public

My Commission Expires: 1/23/94

EXHIBIT A

TRACT ONE: Land in Davidson County, Tennessee, being parts of Lots No. 2 and 3 on the Plan of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, said Register's Office, and described as follows:

Beginning at a point in the southerly margin of the Louisville and Nashville Railroad right-of-way, 25 feet south of the southerly margin of Davidson (formerly Duncan Street) being South 85 deg. 15 min. East 112 feet from the northwest corner of the property conveyed to Tennessee Beer Company, Inc., by deed of record in Book 1428, page 268, said Register's Office, and being the northeast corner of the property conveyed to Valley Properties, Inc., by deed from Edna Gunn Little, of record in Book 3428, page 419, said Register's Office; thence along the easterly margin of said Valley Properties, Inc., property, south 4 deg. 45 min. West 564 feet, more or less, to the low water mark of the Cumberland River; thence easterly along said low water mark, 201.3 feet more or less, to a point; thence North 4 deg. 45 min. East 541 feet, more or less, to a point in the south margin of said Railroad right-of-way; thence along said railroad right of way North 85 deg. 15 min. West 200 feet to the beginning.

TRACT TWO: Land in the First (1st) Civil District of Nashville, Davidson County, Tennessee, being part of Lots No. 3 and 4 on the map of D. B. Cooper's Addition to East Nashville, as of record in Plat Book 57, page 154, said Register's Office, as described in a survey made by Barge, Waggoner and Sumner on April 30, 1970.

Beginning at the intersection of the south right-of-way of the Louisville and Nashville Railroad, and the west right-of-way of Interstate I-65 (Tenn. Dept. Hwy. Proj.) NI-65-3 (1) 83; thence South 3 deg. 37 min. East 332.5 feet with the west right of Interstate I-65 to an iron pin, a witness point continuing South 3 degrees. 37 min. East 51.2 feet, more or less, to the low water mark of the Cumberland River, in all 383.7 feet, more or less; thence South 76 deg. 24 min. West 605.29 feet, more or less, with the low water mark of the Cumberland River to a point; thence North 4 deg. 45 min. East 49.6 feet, more or less, to an iron pin, a witness point, continuing North 4 deg. 45 min. East 500.4 feet with boundary of the property conveyed to Noah Liff, et al., and Richard Eskind, recorded in Deed Book 4028, page 395, said Register's Office, to a point in the south right-of-way line of the Louisville and Nashville Railroad Company, in all 549.9 feet; thence South 85 deg. 15 min. East 525.0 feet, more or less, with the south right-of-way line of the Louisville and Nashville Railroad Company to the point of beginning, containing 5.95 acres, more or less, or 259,352 square feet, more or less.

Being the same property conveyed to Eskind-Freeman Joint Venture by quitclaim deed from Jack Wright Robinson, Trustee of record in Book 5230, page 101, Register's Office for Davidson County, Tennessee. By Amendment to Joint Venture Agreement of record in Book 6360, page 747, said Register's Office, the name of Eskind-Freeman Joint Venture was changed to Freeman-Dunn-Small Joint Venture.

This is improved property known as 400 Davidson Street, Nashville, Tennessee.

RECORDER'S RATIO
LEGIBILITY OF WRITING, TYPING OR PRINTING IS
UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

1. Taxes for the year 1990, a lien, but not yet due or payable, all of which will be assumed and paid by the Grantee hereunder.

2. Easement for Flowage granted to United States of America by Tennessee Beer Company, of record in Book 2153, page 326, Registers Office for Davidson County, Tennessee.

3. Lack of a right of access to and from controlled access highway, such rights of access having been granted to the State of Tennessee, by deed of record in Book 2921, page 151, Registers Office for Davidson County, Tennessee.

4. Easement for railroad right-of-way of record in Book 417, page 601, Registers Office for Davidson County, Tennessee.

5. Terms and provisions of Lease of record in Book 5738, page 250, Registers Office for Davidson County, Tennessee. Said Lease was amended by Lease Amendment, of record in Book 6567, page 705, and Letter of record in Book 6567, page 728, Registers Office for Davidson County, Tennessee.

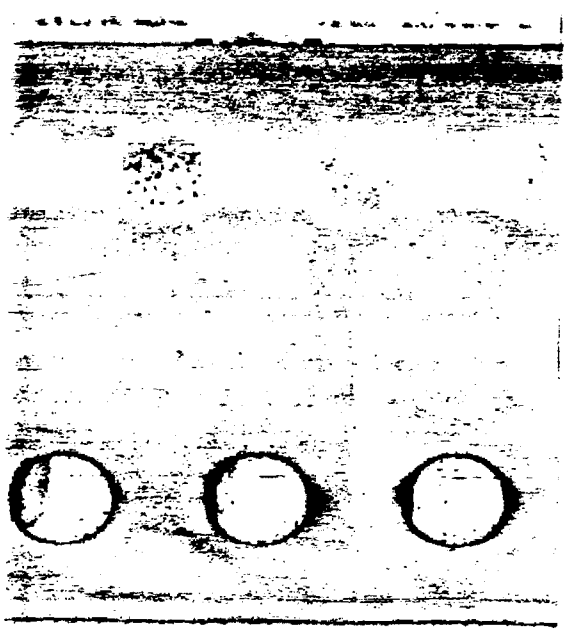
By the making and accepting of this conveyance, Grantors and Grantee agree that said Lease, as amended, is merged into the estate being conveyed hereunder.

42334

IDENTIFICATION REFERENCE

JUL 18 1 14 PM '90

1142 07/18 0101 03CHECK 13090.60



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8155 PAGE 364

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

3962000.00
CON TX 13074.60
PRFEE 1.00
WDEED 15.00
TOTAL 13090.60
CHECK 13090.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 16 0001 1142



42334

IDENTIFICATION REFERENCE

Jul 18 1 14 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 337970