Book 6
D & PRW

This Instrument Prepared By:
Keene W. Bartley
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 2707
Nashville, TN 37219

BOOK 8333 PAGE 953

CORPORATE LIMITED WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL NOS.
C.S. Brooks, Inc. 7201 Cockrill Bend Industrial Road Nashville, TN 37202	C.S. Brooks, Inc. c/o Springs Industries, Inc. Attn: Tax Director P.O. Box 111 Lancaster, PA 29720	Map 79, Parcel 10 Map 90, Parcel 6 Field Book Nos. 8DA-11026 8DA-11050

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $12,000,000.

C. Reed Peacock, Exec. Vice Pres.
Affiant

Subscribed and sworn to before me this 19th day of April, 1991.

Pamela Rucker Welch
Notary Public

My Commission Expires:
3/6/94

For and in consideration of the sum of $10.00 cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, C.S. BROOKS CORPORATION, a Delaware Corporation, hereafter referred to as "Grantor", has bargained and sold and by these presents does transfer and convey to C. S. BROOKS, INC., a South Carolina Corporation, hereafter referred to as "Grantee", its successors and assigns, a certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Parcel 1

Being a tract of land in Nashville, First Civil District, 22nd Councilmanic District, Davidson County, Tennessee,

located in the Southwest quadrant of Cockrill Bend Industrial Road and Tufting Court, being Lot No. 1 shown on the Plat of First Revision, Section 1, Cockrill Bend Industrial Subdivision of record in Book 5800, page 35, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly margin of Cockrill Bend Industrial Road (50 feet from the center line), said point being the west end of a curve radius return into Tufting Court and being 78.01 feet from the center line of said Court; thence leaving said Cockrill Bend Industrial Road with said curve to the right, 76.51 feet to the westerly margin of said Tufting Court, said curve having a radius of 50.0 feet, a central angle of 87° 40', a tangent distance of 48.01 feet and a chord of south 22° 16' east, 69.26 feet; thence with said margin of Tufting Court south 21° 34' west 921.66 feet to the common front corner of the herein-described Lot No. 1 and to Lot No. 2 shown on the above-referenced plan of Cockrill Bend Industrial Subdivision; thence leaving said margin at right angles with the common line between said Lots, north 68° 26' west 1,145.07 feet to the common rear corner of said Lots; thence with the westerly line of the herein-described Lot No. 1, north 36° 41' east 1,173.73 feet to the southerly margin of Cockrill Bend Industrial Road; thence with said margin south 53° 15' east 349.21 feet to a point; thence continuing with said margin with a curve to the left, said curve having a radius of 2,050.0 feet, a central angle of 12° 52' a tangent distance of 231.05 feet, a chord of south 59° 41' east, 459.39 feet, with the arc of said curve a distance of 460.16 feet to the point of beginning.

Containing 23.79 acres according to a survey of Barge, Waggoner, Sumner & Cannon dated December 21, 1987, said survey being last revised April 18, 1991 by Wendell H. Talley, Sr., Barge, Waggoner, Sumner & Cannon, 162 Third Avenue North, Nashville, TN 37201, License No. 785.

Being the same property conveyed to C.S. Brooks Corporation by Corporate Limited Warranty Deed from the Industrial Development Board of the Metropolitan Government of Nashville, Davidson County, Tennessee, of record in Book 7433, page 120, Register's Office for Davidson County, Tennessee.

The above-described property in the conveyance is subject to the following encumbrances:

1. Utility easement over said property to serve Lot 2 of Cockrill Bend Industrial Subdivision, Section 1, which easement is recorded in Book 5859, page 297 of the Register's Office for Davidson County, Tennessee.

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

3. Access easement over Lot 1 of Section 1, Cockrill Bend Industrial Subdivision to serve Lot 2 of such Subdivision; the easement being recorded in Book 5844, page 870 and Book 5857, page 830 of the Register's Office for Davidson County, Tennessee.

4. This property is near the John Tune Airport of the Metropolitan Airport Authority and a portion of the above-described property near its southwest corner is in the clear zone of such Airport and the entire property is subject to the Federal Aviation Administration Restrictions and Regulations applicable to property near an airport.

5. Those easements contained on the Plat of the First Revision of Section 1 of Cockrill Bend Industrial Subdivision recorded in Book 5800, page 35, Register's Office for Davidson County, Tennessee.

Parcel 2

Being a tract of land in Nashville, First Civil District, 22nd Councilmanic District, Davidson County, Tennessee, located between the westerly margin of Tufting Court and the easterly side of the Cumberland River, being Lot No. 2, shown on the Plat of First Revision, Section 1, Cockrill Bend Industrial Subdivision of record in Book 5800, page 35, said Register's Office and being more particularly described as follows:

Beginning at a point in the westerly margin of Tufting Court, said point being south 21° 34' west, 969.67 feet from the southerly margin of Cockrill Bend Industrial Road, said point also being the front common corner of the herein-described Lot No. 2 and to Lot No. 1 shown on the Reference Plat of Cockrill Bend Industrial Subdivision; thence with said margin of Tufting Court south 21° 34' west 86.94 feet to a point; thence continuing with said margin with a curve to the right, 139.43 feet to a point, said curve having a radius of 200.00 feet, a central angle of 39° 56' 40", a tangent distance of 72.68 feet and a chord of south 41° 31' 50" west, 136.63 feet; thence continuing with said margin partly around a cul-de-sac at the terminus of Tufting Court with a curve to the left 129.17 feet to the center line of a Tennessee Valley Authority Transmission Line Easement, said curve having a radius of 100.00 feet, a central angle of 74° 00' 40", a tangent distance 75.37 feet and a chord of south 24° 29' 50" west 120.38 feet; thence leaving said Tufting Court with the center line of said easement, south 77° 30' west passing a witness monument at 1,117.80 feet, in all a total distance of 1,162.80 feet to the low water line of the Cumberland River; thence upstream with said low water line 405.0 feet to a point; thence leaving said low water line north 36° 41' east passing a witness monument at 55 feet, in all a total distance of 781.10 feet to the common rear corner of said Lots numbered 1 and 2; thence with said Lot line south 68° 26' east 1,145.07 feet to the westerly margin of Tufting Court to a point, said point being the point of beginning.

Containing 19.81 acres according to a survey of Barge, Waggoner, Sumner & Cannon dated December 21, 1987, said survey being last revised April 18, 1991 by Wendell H. Talley, Sr., Barge, Waggoner, Sumner & Cannon, 162 Third Avenue North, Nashville, TN 37201, License No. 785.

Being the same property conveyed to C.S. Brooks Corporation by Corporate Limited Warranty Deed from Collins & Aikman Corporation of record in Book 7433, page 115, Register's Office for Davidson County, Tennessee.

Also included in this conveyance is an access easement across said Lot No. 1 to Cockrill Bend Industrial Road of record in Book 5844, page 870, Register's Office of Davidson County, Tennessee and an easement for public utilities across said Lot 1 for the benefit of Lot 2 as set forth in Book 5859, page 297 said Register's Office.

The above-described property in this conveyance is made subject to the following exceptions:

1. All matters shown on the Plat for the First Revision of Section 1 of Cockrill Bend Industrial Subdivision recorded in Book 5800, Page 35, Register's Office for Davidson County, Tennessee including easements for TVA transmission line, building setback lines, condition of owner's certificate, and sanitary sewer easement.

2. Perpetual easement and right to flood premises or such parts thereof as may be necessary as a result of the operation of Cheatham Lot and Dam Project on the Cumberland River, with all other and additional rights as are fully set out in Deed of Flowage Easement from the State of Tennessee to the 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 high water 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 the United States of America by grant from the State of Tennessee of record in Book 1905, page 194, Register's Office for Davidson County, Tennessee. High voltage transmission lines are in place within this easement.

5. Easement for sanitary sewer and/or storm drainage granted the 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, page 301 of the Register's Office for Davidson County, Tennessee, relating to open space between the buildings on the respective lots on fire doors on the connection between such buildings.

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 right 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 located on Cockrill Bend Industrial Road in Davidson County, Tennessee.

To have and to hold said tracts or parcels of land with the appurtenances, estate, title, and interest thereto belonging to 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 mentioned hereinabove.

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 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 19th day of April, 1991.

C.S. BROOKS CORPORATION

by: John P. Evans

Its Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me Pamela Rucker Welch of the state and county aforesaid, personally appeared John P. Evans, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged himself to be Executive Vice President of C.S. BROOKS CORPORATION, the within named bargainor, a corporation, and that he as such Executive Vice President, being so authorized to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, on this the 19th day of April, 1991.

Pamela Rucker Welch
Notary Public

My commission expires:
3/26/94

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IDENTIF. REFERENCE

APR 19 3 28 PM '91

PICK-UP

forms\brooks.cd

5530 04/19 0101 03CHECK 39615.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8333 PAGE 958

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

CONV. AMT. 12,000,000.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CON TX	39600.00
FEE	1.00
DEED	15.00
TOTAL	39616.00
CHECK	39616.00

4/19/91 01 15:26 0001 6530

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IDENTIF. REFERENCE

APR 19 3 28 PM '91

DAVIDSON CO., TENN.

No. 414555