File 35
CTIC

Part of 94-6-4

This instrument prepared by:

F. Gerald Burnett
CABANISS, JOHNSTON, GARDNER,
DUMAS & O'NEAL
2001 Park Place North, Suite 700
P. O. Box 830612
Birmingham, Alabama 35283-0612
(205) 252-8800

BOOK 8923 PAGE 671

Address of New Owner as Follows and
Send Tax Bills To:

Ergon, Inc.
2829 Lakeland Drive
Post Office Drawer 1639
Jackson, MS 39215-1639

WARRANTY DEED

This indenture, made this 21st day of April, 1993, between **AAA COOPER TRANSPORTATION,** a corporation organized and existing under the laws of the state of Alabama (hereinafter called "Grantor"), of Houston County Alabama, of the one part, and **ERGON, INC.,** a corporation organized and existing under the laws of the state of Mississippi (hereinafter called "Grantee"), of Hinds County Mississippi, of the other part.

WITNESSETH

That the Grantor for and in consideration of the sum of Ten and NO/100 Dollars ($10.00) to the Grantor in hand paid by the Grantee, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor hereby sells and conveys unto the Grantee, its successors and assigns, forever the certain tract of land situated and being in Davidson County, Tennessee, as follows:

> That certain tract of land in Davidson County, Tennessee, containing approximately 2.90 acres, more or less, and being part of Lot 39 on the Plan of Resubdivision of Lot 35, Section 6, and the Resubdivision of Lot 39, Section 9, of Visco Industrial Subdivision as appearing of record in Plat Book 7900, Page 514, of the Register's Office for Davidson County, Tennessee (sometimes hereafter referred to as "R.O.D.C., Tn."), and more particularly described as follows:

Commencing at an existing iron pin situated on the Northerly margin of Visco Drive, said pin being 2196.48 feet, more or less, East of the intersection of the centerline of Omohundro Place, said point also being the Southeast corner of Lot 35 on the Revised Plan of Visco Industrial Subdivision Section Six recorded in Plat Book 4175, Page 39, R.O.D.C., Tn.

Thence, N 27°23'00" W along the common line between Ergon Incorporated recorded in Deed Book 6732, Page 500, R.O.D.C., Tn. and AAA Cooper Transportation recorded in Deed Book 8129, Page 805, R.O.D.C., Tn., a distance of 476.49 feet to the point of beginning of the herein described tract;

Thence, N 87°30'58" W, a distance of 70.00 feet to a point;

Thence, S 62°29'02" W, a distance of 339.30 feet to a point;

Thence, N 27°23'00" W, a distance of 344.24 feet to a point in the mean low water mark of Cumberland River;

Thence, along said river, N 72°23'52" E, a distance of 202.96 feet to a point;

Thence N 68°26'49" E, a distance of 201.03 feet to a point on the common line between Ergon Incorporation and AAA Cooper Transportation;

Then, leaving said river, along a common line between Ergon Incorporated and AAA Cooper Transportation, S 27°23'00" E, a distance of 323.41 feet to the point of beginning and containing 2.90 acres of land, more or less.

Being part of the same property conveyed to AAA Cooper Transportation of record in Deed Book 8129, Page 805, R.O.D.C., Tn.

(hereinafter said tract of land is called the "Property").

This conveyance is made expressly subject to the following (the "Permitted Exceptions").

1. The acreage mentioned in the legal description for the Property is only for convenience in identifying the Property and is not intended to be a covenant or guarantee on the part of the Grantor as to the amount of acreage being conveyed.

2. The lien for ad valorem taxes for the current year, which are not yet due and payable, and which exceed the amount of ad valorem taxes paid by Grantee to Grantor in the proration of 1993 ad valorem taxes.

3. Zoning laws of the City of Nashville and/or Davidson County, Tennessee.

4. Any reservation or conveyance by prior owners of oil, gas or other minerals in, on or under the Property.

5. Existing easements for drainage, gas, water and sewer utility lines as shown on the survey prepared by Dale and Associates as revised on March 14, 1993, as per copy attached hereto as Exhibit A and incorporated herein by reference.

6. All matters shown (i) on the Resubdivision of Lot 35, Section 6, and the Resubdivision of Lot 39, Section 9, of Visco Industrial Subdivision, of record in Plat Book 7900, Page 514, Register's office for Davidson County, Tennessee and (ii) on Plan of Visco Industrial Subdivision, Section 6, of record in Book 4175, Page 39, Register's Office for Davidson County, Tennessee, including an owners certificate, an easement for sanitary sewer along Visco Drive, a 50-foot minimum building setback line along Visco Drive, a 10-foot public utilities and drainage easement along the westerly boundary of said Lot and a 2 1/2 X 40 foot utility anchor easement on both front corners of said lot.

7. Easement conveyed to the United States of America, by instrument of record in Book 2271, Page 285, Register's Office for Davidson County, Tennessee, being a flowage easement in connection with the Cheatham Lock and Dam Project on the Cumberland River.

TO HAVE AND TO HOLD the Property, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the Grantee, its successors and assigns forever; and the Grantor, for itself and its successors and assigns, does covenant and agree to and with the Grantee, its successors and assigns, that the Grantor is lawfully seized in fee of the Property; that the same are free of all encumbrances except for the Permitted Exceptions; that the Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted land and premises the Grantor will warrant and defend against all lawful claims whatever.

[THE REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the undersigned has this 21st day of April, 1993, caused its name to be signed hereto by its duly authorized officer on said day and date.

AAA COOPER TRANSPORTATION

By: Charles E. Coggins

Charles E. Coggins
Vice President-Administration
and Finance

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STATE OF ALABAMA)

COUNTY OF HOUSTON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **CHARLES E. COGGINS**, 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 Vice President-Administration and Finance of **AAA COOPER TRANSPORTATION**, the within named bargainor, a corporation, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Dothan, Alabama, this 21st day of April, 1993.

Joyce A. Lynd
Notary Public

My Commission Expires:

September 20, 1993

[NOTARIAL SEAL]

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STATE OF MISSISSIPPI)

HINDS COUNTY)

The actual consideration or value, whichever is greater, for this transfer is $ 113,761.17 .

SWORN TO AND SUBSCRIBED BEFORE ME on this, the 21st day of April, 1993.

Notary Public

My Commission Expires:

My Commission Expires July 31, 1996

Kathryn W. Stone
Signature

KATHRYN W. STONE
Printed Name

As SECRETARY-TREASURER
Title of Officer
of
Ergon, Inc.
A Mississippi Corporation

NOTARIAL SEAL

12093

TOMMYE REFERENCE

APR 22 3 33 PM '93

BOOK 8923 PAGE 676

450-06 CHECK 10TO 22/04 8858

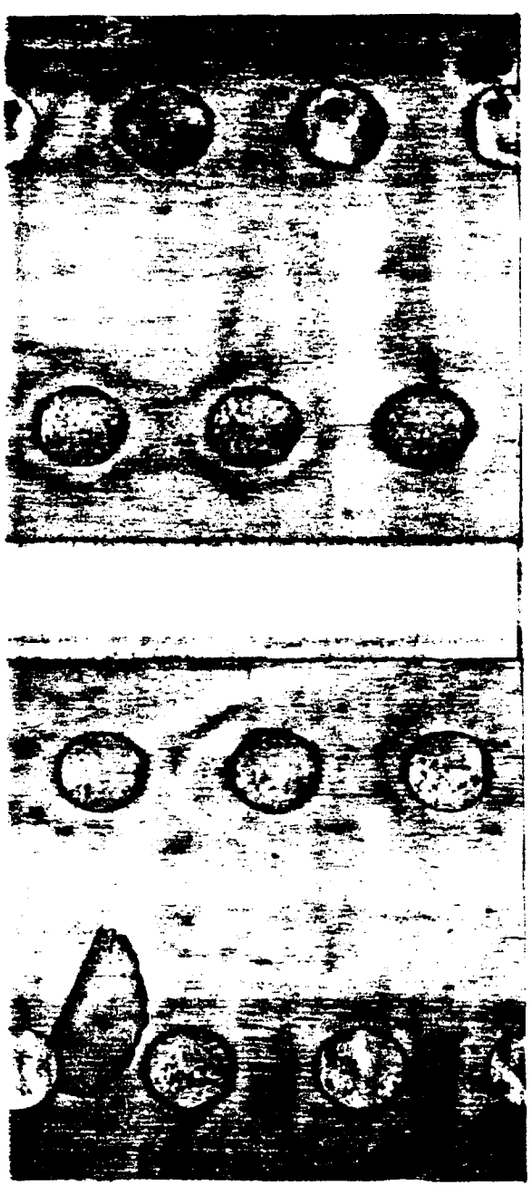
EXHIBIT A TO WARRANTY DEED

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



DALE AND ASSOCIATES
Consulting Civil Engineers
Land Planners
Surveyors

BOUNDARY SURVEY
ERGON INCORPORATED
16th COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON CO., TN.
BEING A PORTION OF PARCEL 4 OF TAX MAP 94-6



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

RECEIVED OF _____

FOR _____

BOOK 8923 PAGE 678

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 113761.17
				CON TX 421.06
				PRFEE 1.00
				WDEED 28.00
				TOTAL 450.06
				CHECK 450.06
			04/22/93 01	15:32 0001 B258

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1209 3

IDENTIFICATION REFERENCE

APR 22 3 39 PM '93

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 642976