714WDH

BOOK 9360 PAGE 484 Bk 37 LL

Name and address to which future tax statements are to be sent:

Cone Solvents, Inc.
240 Great Circle Road
Nashville, Tennessee 37228
Attn: Susan Cone

Map Parcel Number:
Map 80, Parcel 67

This instrument prepared by:
W. Daniel Hicks, Jr., Esq.
Altman, Kritzer & Levick, P.C.
6400 Powers Ferry Road, Suite 224
Atlanta, Georgia 30339

55296

IDENTIF. ↑ REFERENCE

94 MAY 31 AM 10:54

FELIA [illegible] REGISTER
DAVIDSON COUNTY, TN.

SPECIAL WARRANTY DEED

This Special Warranty Deed, made as of the 31st day of May, 1994, by and between LAROCHE INDUSTRIES INC., a Delaware corporation (hereinafter referred to as "Grantor") having an office at Perimeter - 400 Center Two, 1100 Johnson Ferry Road, Atlanta, Georgia 30342, and CONE SOLVENTS, INC., a Tennessee corporation (hereinafter referred to as "Grantee") having an address of 240 Great Circle Road, Nashville, Tennessee 37228;

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Two Hundred Ninety-Five Thousand and No/100 Dollars ($295,000.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which are hereby acknowledged by Grantor, has bargained and sold and does hereby bargain and sell unto Grantee, its successors and assigns, the real property located in the County of Davidson, State of Tennessee, which is more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Property").

Without expanding the implication of the scope of the special warranty contained hereinbelow, the foregoing Property is conveyed subject to all matters described on Exhibit "B" attached hereto and by this reference made a part hereof (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the Grantee and its successors and assigns forever, subject to the Permitted Encumbrances.

Grantor will specially warrant and forever defend the right and title to the Property unto Grantee and its successors and assigns against the claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise; provided however, Grantor makes and will make no warranty with respect to, and will not defend against, the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has caused the within Deed to be executed and delivered by its duly authorized corporate officer, and its corporate seal to be affixed, all as of the day, month and year first above written.

GRANTOR:

LAROCHE INDUSTRIES INC., a Delaware corporation

By: _____
Harvey R. Linder,
Vice President and General Counsel

(CORPORATE SEAL)

714WDH:5/25/94

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $295,000.00.

Affiant: Susan L. Cole

Sworn and subscribed to before me this 31st day of May, 1994.

Joan Fields Cayle

Notary Public

My Commission Expires:

1-22-95

[NOTARIAL SEAL]

714WDH:5/25/94

ACKNOWLEDGMENT

BOOK 9360 PAGE 487

STATE OF GEORGIA
COUNTY OF FULTON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Harvey R. Linder, 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 and General Counsel of LAROCHE INDUSTRIES INC., a Delaware corporation, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Vice President and General Counsel.

WITNESS my hand and seal this 26th day of May, 1994.

E. Greer Heard
Notary Public

My Commission Expires:

Notary Public, DeKalb County, Georgia
My Commission Expires April 26, 1998

[NOTARIAL SEAL]

714WDH:5/25/94

EXHIBIT "A"

Legal Description

Land in the First Civil District of Nashville, Davidson County, Tennessee, being Lot No. 5 on the Plan of LaRoche Industrial Park of record in Book 7900, Page 128, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said Lot.

Being part of the same property conveyed to LaRoche Industries Inc. by deed from United States Steel Corporation of record in Book 6866, Page 493, Register's Office for Davidson County, Tennessee.

1750 05/31 0101 03CHECK 1116.50

714WDH:5/25/94

EXHIBIT "B"

Permitted Encumbrances

1. Taxes for 1994 and subsequent years, liens not yet due or payable.

2. All matters shown on plat recorded at Book 7900, Page 128, in the Register's Office for Davidson County, Tennessee ("RODC").

3. All matters shown on the survey entitled "ALTA/ACSM Land Title Survey, Linder Industrial Drive" prepared by Barge, Waggoner, Sumner and Cannon, dated May 17, 1994, and bearing the seal of William C. Watson, Tennessee Registered Land Surveyor No. 1487.

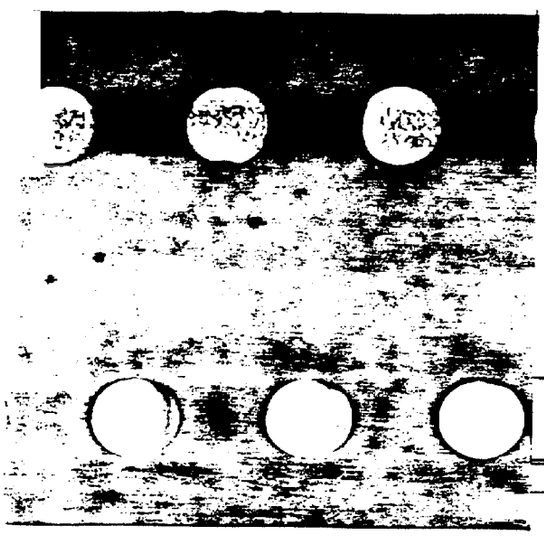
4. Railroad easement and covenants and agreements set forth in Special or Limited Warranty Deed dated November 29, 1989, recorded at Book 7998, Page 14, RODC.

5. Encroachment Easement Agreement between LaRoche Industries Inc. and Alcoa Specialty Chemicals, Inc. dated May 27th, 1994, and recorded on or about the date hereof in RODC. Book 9360 pg 470

6. Gas Easement Agreement between LaRoche Industries Inc. and Alcoa Specialty Chemicals, Inc. dated May 27th, 1994, and recorded on or about the date hereof in RODC, Book 9360 pg 476

7. Zoning restrictions, and building and use restrictions, including, without limitation, variances.

714WDH:5/25/94



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

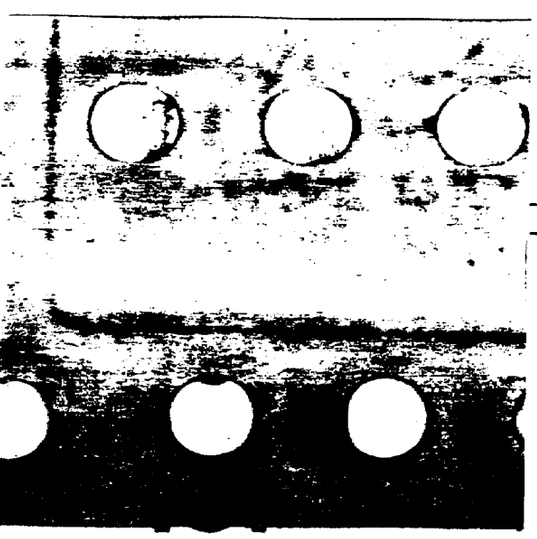
RECEIVED OF _____

FOR _____

BOOK 9360 PAGE 490

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 295000.00
CON TX 1091.50
PRFEE 1.00
WDEED 24.00
TOTAL 1116.50
CHECK 1116.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/31/94 01 10:54 0001 1750

55296
IDENTIF. ↑ REFERENCE

94 MAY 31 AM 10:54
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 796715