Box 18
Attn

This Instrument Was Prepared By:
Jack F. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 9509 PG 132

Address New Owner(s):
Essex Plastics Midwest, LLC
c/o Essex Plastics, Inc.
1531 N.W. 12th Avenue
Pompano Beach, FL 33069

Send Tax Bills to:
Same

Map & Parcel
No: 94-6-2

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Werthan Packaging, Inc. (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to Essex Plastics Midwest, LLC (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

> A tract or parcel of land known as Lot 30 on the plan of Visco Industrial Subdivision, Section Five as of record in Book 4175, page 36, Register's Office for Davidson County, Tennessee and being more particularly described on Exhibit A attached hereto.

This is improved property known as 1105 Visco Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever. The conveyance of the land and all covenants and warranties contained herein, are made expressly subject to the matters shown on Exhibit B attached hereto. Grantor covenants with said Grantee that, subject to the matters set forth on Exhibit B, Grantor is lawfully seized and possessed of said land in fee simple and has a good right to convey it. Except as otherwise set forth herein, Grantor further covenants and binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of October, 1994.

WERTHAN PACKAGING, INC.

By: _____

Title: Vice President and Controller

05258
IDENTIF. ↑ REFERENCE

94 NOV -2 PM 12:29
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Jerry Gregg with whom I am personally acquainted (or proved to me ~~on~~ the basis of satisfactory evidence), and who, upon oath, acknowledged (him/her)self to be V.P. and Controller, of Werthan Packaging, Inc., the within named bargainor, a corporation, and that he as such V.P. and Controller, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as V.P. and Controller.

Witness my hand and seal, at office in Nashville, Tennessee, this 31st day of October, 1994.

Notary Public

My Commission Expires: 3-22-97

STATE OF Tennessee)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 600,000.

Affiant

Subscribed and sworn to before me this 31st day of October, 1994.

Notary Public

My Commission Expires: 3-22-97

EXHIBIT A

BEING a parcel of land in the Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee located on the southerly side of Visco Drive West of Pumping Station Road, being Lot No. 30, as shown on the plan of Visco Industrial Subdivision, Section Five, as of record in Book 4175, page 36, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Visco Drive, said point being on the center line of a drainage ditch running to the Cumberland River, said point also being westerly 1,394 feet, more or less, from the northwesterly right-of-way of Pumping Station Road;

THENCE, with said southerly right-of-way line North 62° 37' 00" East, 676.32 feet to a point;

THENCE, continuing with said right-of-way line with a curve to the right 58.85 feet to a concrete monument, said curve having a central angle of 07° 39' 50" a radius of 440.00 feet, a tangent of 29.47 feet and a chord of North 66° 26' 28" East, 58.81 feet;

THENCE, leaving said right-of-way with the westerly line of Lot No. 1, as shown on the plan of Visco Industrial Subdivision, Section Eleven, as of record in Book 5190, page 592, Register's Office for Davidson County, Tennessee, South 27° 23' 00" East, 342.55 feet to an iron pin in the northerly line of property conveyed to Turner Properties by deed of record in Book 8020, page 63, Register's Office for Davidson County, Tennessee;

THENCE, with said line South 55° 04' 08" West, 641.00 feet to a point;

THENCE, continuing with said line with a curve to the right 99.91 feet to a point, said curve having a central angle of 06° 04' 00" a radius of 943.55 feet, a tangent of 50.00 feet; and a chord of South 58° 06' 08" West, 99.86 feet;

THENCE, leaving said line with the easterly line of Lot No. 29, as shown on said plan North 27° 23' 00" West, 438.53 feet to the point of beginning.

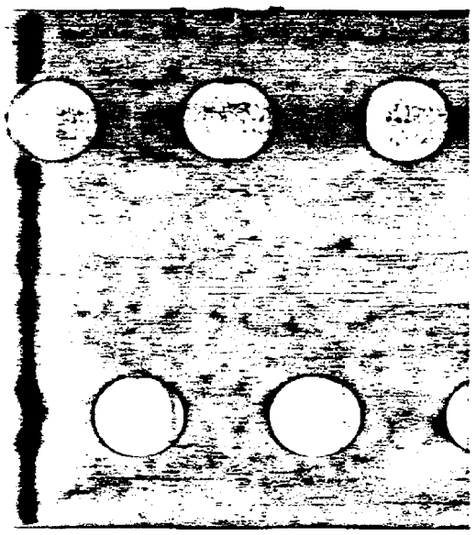
The above description from survey by Wendell H. Talley, Sr., Registered Land Surveyor, Tennessee No. 785, survey number 14270-01, dated September 21, 1994.

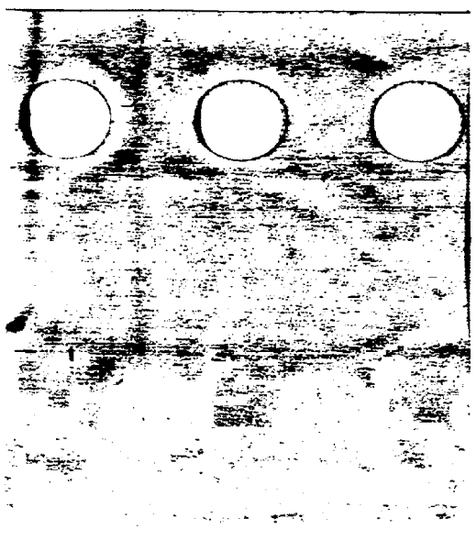
BEING the same property conveyed to Werthan Packaging, Inc., a Tennessee Corporation, by Deed of Record in Book 7741, page 762, Register's Office for Davidson County, Tennessee.

EXHIBIT B

The foregoing property is conveyed subject to (i) taxes for 1994 and thereafter; (ii) all matters shown on the plat of record in Book 4175, page 36, said Register's Office; and (iii) matters shown by said survey.

3849 11/02 0101 03CHECK 2233.00





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

RECEIVED OF _____

FOR _____

BOOK 9509 PG 135

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
	600000.00
CON TX	2220.00
PRFEE	1.00
WDEED	12.00
TOTAL	2233.00
CHECK	2233.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/02/94 01 12:29 0001 3849

05258
IDENTIF. ↑ REFERENCE

94 NOV -2 PM 12:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 850140