BOOK 9680PG 6

40 A

THIS INSTRUMENT PREPARED BY:
CLEMENT, GIBSON & GREGORY
Suite 600, Noel Place
200 Fourth Avenue North
Nashville, Tennessee 37201

00635504
IDENTIF. & REFERENCE

95 MAY 24 AM 10:49
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

Robert S. Doochin
Affiant

Subscribed and sworn to before me this 24 day of May 1995.

Notary Public

My Commission Expires: 9/16/95

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NOS.
American Paper & Twine Company P. O. Box 90348 Nashville, Tennessee 37209	New Owner	Map 79 P/O Parcels 56 and 83

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid by the herein named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, METROPOLITAN PORT AUTHORITY, AN AGENCY OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, AND THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, hereinafter "GRANTOR", has bargained and sold, and by these presents does hereby transfer and convey unto AMERICAN PAPER & TWINE COMPANY, A TENNESSEE CORPORATION, hereinafter "GRANTEE", its heirs, representatives and assigns forever, that certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit "A" attached hereto and incorporated herein by reference.

This is UNIMPROVED property located on Cockrill Bend Circle in Nashville, Tennessee.

This conveyance is made subject to Restrictive Covenants contained in instruments of record in Book 6266, page 279; Book 6798, page 309; Book 6823, page 645; Book 8351, page 675; and Book 8969, page 111, all being recorded in the Register's Office for Davidson County, Tennessee. This property is classified as exempt regarding real estate taxes for 1995, but taxable as of date of this transfer, pursuant to Section 67-5-201, Tennessee Code Annotated, Chapter 226, Acts of 1973.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, representatives and assigns forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as set forth above.

GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, representatives and assigns, against the lawful claims by and through the GRANTOR, but not further.

WITNESS its hand on this the 28th day of April, 1995.

METROPOLITAN PORT AUTHORITY

By: Richard M. Small

Title: Chairman of Port Authority

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

By: Philip Bredesen

Philip Bredesen, Mayor

APPROVED AS TO FORM AND LEGALITY

By: Eula Hutter

Metropolitan Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Richard M. Small, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Chairman of The Metropolitan Port Authority, the within named bargainor, and that he as such Chairman executed the foregoing instrument for the purpose therein contained by signing the name of The Metropolitan Port Authority by him self as such Chairman.

Witness my hand and official seal at office, this 28th day of April, 1995.

Dorothy L. Clemons

Notary Public

My Commission Expires: January 25, 1997

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Philip Bredesen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Mayor of Metropolitan Government of Nashville and Davidson County, Tennessee, the within named bargainor, and that he as such Mayor executed the foregoing instrument for the purpose therein contained by signing the name of The Metropolitan Government of Nashville and Davidson County, Tennessee by himself as such Mayor.

Witness my hand and official seal at office, this 4th day of May, 1995.

Janie Conyers

Notary Public

My Commission Expires: November 22, 1995

EXHIBIT "A"

Being a parcel of land in Nashville, First Civil District, Twenty-Second Councilmanic District, Davidson County, Tennessee located on the northeasterly side of Cockrill Bend Boulevard, north of Cockrill Bend Circle and being more particularly described as follows:

BEGINNING at a point in the easterly right-of-way line of Cockrill Bend Boulevard, said point being N 27° 09′ W, 1,049.13 feet from the northerly terminus of a curve return to the northerly right-of-way line of Cockrill Bend Circle;

THENCE, with said right-of-way line N 27° 09′ W, 970.00 feet to a point;

THENCE, leaving said right-of-way line with a severance line N 62° 51′ E, 782.00 feet to a point;

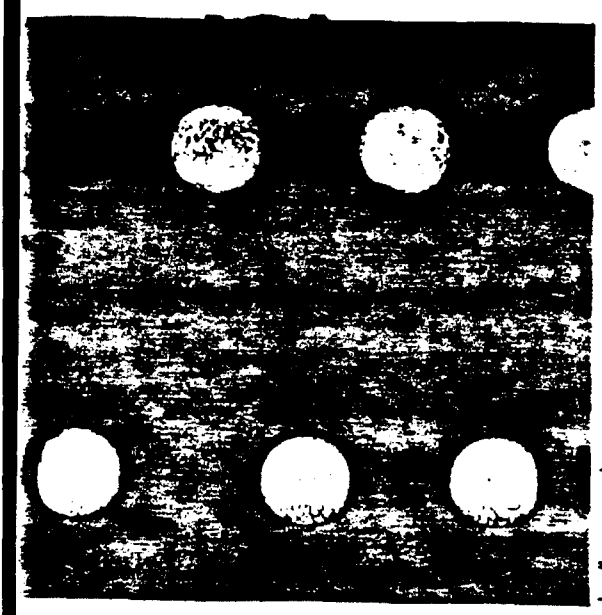
THENCE, continuing with said severance line S 27° 09′ E, 970.00 feet to a point;

THENCE, continuing with severance line and the northerly line of Lot No. 5 as shown on the Plan of First Revision, Section Six, Cockrill Bend Industrial Complex as of record in Book 8250, Page 104, R.O.D.C. S 62° 51′ W, 782.00 feet to the point of beginning.

Containing 758,540 square feet or 17.41 acres, more or less.

Barge, Waggoner, Sumner and Cannon, Inc.
February 24, 1995
File 14121-07

Being part of the same property conveyed to The Metropolitan Port Authority by deed from The Metropolitan Government of Nashville and Davidson County of record in Book 6798, page 309, Register's Office for Davidson County, Tennessee; and being part of the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from the State of Tennessee, et al., of record in Book 8351, page 675, Register's Office for Davidson County, Tennessee.



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

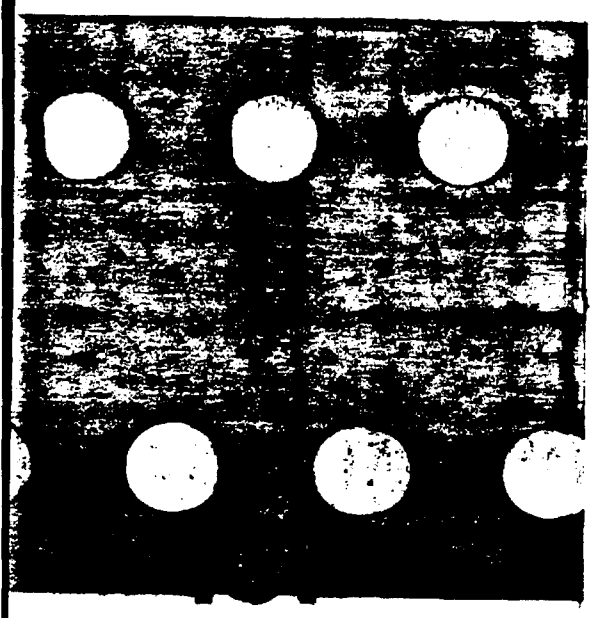
RECEIVED OF _____

FOR _____

BOOK 9680 PG 9

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
435000.00
CON TX 1609.50
PRFEE 1.00
WDEED 12.00
TOTAL 1622.50
CHECK 1622.50
05/24/95 01 10:51 0001 4055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00635O4
IDENTIF. ↑ REFERENCE

95 MAY 24 AM 10:49
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 913394