BOX 49

FOR RECORDING PURPOSES:

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ DALLAS

The actual consideration or value, whichever is greater, for this transaction is $ 261026.00

Affiant

Subscribed and Sworn to before me, this the 11 day of DECEMBER 19 97.

Notary Public

Commission Expires: 10/12/98

Sherry L. Hairston
Notary Public
STATE OF TEXAS
My Comm Exp 10-12-98

THIS INSTRUMENT WAS PREPARED BY
Daniel E. Smith
Hughes & Luce, L.L.P.
1717 Main Street (Suite 2800), Dallas, Texas 75201

PAGE 10727 0878

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER: |
|---|---|---|
| Reddy Ice Corporation<br>3535 Travis, Suite 170<br>LB1014<br>Dallas, TX 75219 | Reddy Ice Corporation<br>3535 Travis, Suite 170<br>LB1014<br>Dallas, TX 75219 | 93-14/424 and<br>93-14/426 |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE SPENCER COMPANIES INCORPORATED, AN ALABAMA CORPORATION, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO REDDY ICE CORPORATION, A DELAWARE CORPORATION, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

97 DEC 18 PM 3:03

IDENTIFICATION REFERENCE

03811960

THIS IS IMPROVED PROPERTY KNOWN AS 720 EWING AVENUE, NASHVILLE, TN
(NUMBER) (STREET) (CITY) (STATE) (ZIP)

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 successors and assigns, forever, and Grantor covenants 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 the same is unencumbered, except for the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference, and further covenants and bind our agents or representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons or entities or whomsoever.

WITNESS, this 21 day of November, 1997.

ATTEST:

By: _____

(Corporate Seal)

THE SPENCER COMPANIES, INCORPORATED

By: _____



04880.0060:0296074.02

STATE OF ALABAMA
COUNTY OF MADISON

Before me, JACQUETTA L. MEDLEY, a Notary Public within and for the State and County aforesaid, personally appeared GUY J. SPENCER, President, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the PRESIDENT of The Spencer Companies, Incorporated, an Alabama corporation, and that as such GUY J SPENCER, JR., being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal of office at Huntsville, AL on this the _____ day of November, 1997.

Commission Expires: 1/30/99

Jacquetta L. Medley
Notary Public

STATE OF ALABAMA
COUNTY OF MADISON

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of The Spencer Companies, Incorporated, an Alabama corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal of office at _____ on this the _____ day of November, 19___.

Commission Expires: _____

_____
Notary Public

**WARRANTY DEED**

FROM: The Spencer Companies Incorporated

TO: Reddy Ice Corporation

BOOK 10727 PG 850

## PROPERTY DESCRIPTION

*A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING ALL OF LOTS 331, 332, 333, 334, 335, AND 336 ON THE PLAN OF EWING WETMORE AND OTHER'S ADDITION TO SOUTH NASHVILLE, AS OF RECORD IN PLAT BOOK 14, PAGES 202 AND 203, OF THE REGISTER'S OFFICE FOR SAID COUNTY, TOGETHER WITH THE SOUTHERLY 6 FEET OF ALLEY # 140 AS DESCRIBED BELOW:*

*BEGINNING AT A P.K. NAIL IN THE EASTERLY RIGHT-OF-WAY OF EWING AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF ASH STREET; THENCE WITH SAID RIGHT-OF-WAY OF EWING AVENUE, NORTH 03°30'00" WEST, 231.00 FEET TO A P.K. NAIL, SAID POINT BEING THE CENTER OF ALLEY # 140 AND THE NORTHWEST CORNER OF SAID TRACT; THENCE ALONG THE CENTER OF SAID ALLEY, NORTH 86°30'00" EAST, 130.00 FEET TO A P.K. NAIL, SAID POINT BEING IN THE CENTER OF SAID ALLEY, AND THE NORTHEAST CORNER OF SAID TRACT, AND THE WESTERLY MARGIN OF ALLEY # 179; THENCE ALONG SAID MARGIN OF SAID ALLEY, SOUTH 03°29'54" EAST, 167.67 FEET AN IRON PIN IN THE RIGHT-OF-WAY OF ASH STREET AND THE SOUTHEASTERLY MARGIN OF SAID TRACT; THENCE LEAVING SAID ALLEY AND THE NORTH RIGHT-OF-WAY OF ASH STREET, SOUTH 60°31'36" WEST, 144.60 FEET TO THE POINT OF BEGINNING, CONTAINING 25,913.118 SQUARE FEET OR 0.595 ACRES.*

Being the same property conveyed to The Spencer Companies, Incorporated, by deed of record in Book 7588, page 281, Register's Office of Davidson County, Tennessee

Permitted Exceptions: BOOK 10727 PG 881

1. Taxes and/or any assessments levied or assessed subsequent 1997. Tax Parcel Nos. 93-14/424 and 93-14/426.

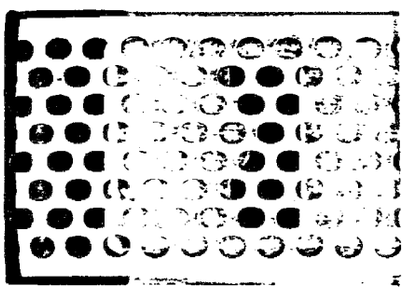
2. Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 9570, page 954 in the records of said county and state.

3. Survey Number 95-842, dated 12/15/95, prepared by H & H Land Surveying, Inc., Surveyors, indicates the following:

   (a) Permanent easement in southwest corner.
   (b) Utility(s) in northeast corner.
   (c) Fence is located in easterly portion.

   All as more particularly shown on said survey.

3217 12/18 0101 03CHECK 982.80



**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

BOOK 10727 PG 882

| | | |
|---|---|---|
| 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
261026.00
CON TX 965.80
PRFEE 1.00
WDEED 16.00
TOTAL 982.80
CHECK 982.80

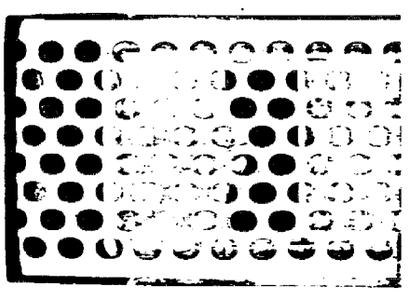
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/97 01 15:09 0001 3217

0381960
IDENTIFICATION REFERENCE

97 DEC 18 PM 3:03

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No.1233957