Box 49
37668

This instrument prepared by:
Mark E. Morrison
Grissim & Hodges
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 10762 PG 243

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| REDDY ICE CORPORATION<br>C/O Suiza Foods Corp.<br>3535 Travis Street<br>Suite 170, L.B. 1014<br>Dallas, Texas 75204 | SAME | Map: 79<br>Parcel: 52 |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, NOEL PROPERTIES, an Indiana general partnership controlled by the Laws of the State of Tennessee, (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto REDDY ICE CORPORATION, a Delaware Corporation (the "Grantee"), its successors and assigns, all of its right, title and interest in and to that certain land in Davidson County, State of Tennessee, as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Cockrill Bend Industrial Subdivision, Section V, as shown on the Plat of record in Plat Book 5800, page 23, as corrected in Book 6663, page 355 and revised in Book 6200, page 508, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description
>
> Together with the easement granted in Book 5843, page 841, said Register's Office
>
> Being the same property conveyed to Noel Properties, by Deed of Record in Book 7127, page 590, re-recorded in Book 7253, page 11, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the 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 those exceptions included on Exhibit "A", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind itself, its heirs and representatives to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons, whomever.

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

WITNESS our hands this 14th day of January, 1998.

NOEL PROPERTIES, an Indiana general partnership

BY: Dale L. Voss
Dale L. Voss

TITLE: Managing Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Dale L. Voss, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the managing partner of NOEL PROPERTIES, an Indiana general partnership, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand, at office, this 14th day of January, 1998.

NOTARY PUBLIC
My Commission Expires: 1-24-2001

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer, or value of property (whichever is greater) is $ 570,000.00.

Dale L. Voss
Affiant

Subscribed and sworn before me this 14th day of January, 1998.

NOTARY PUBLIC

My Commission Expires: 1-24-2001

\noel.ice\wdl.ric

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EXHIBIT "A"

EXCEPTIONS

1. 1998 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 79-52.

2. Agreement to Maintain of record in Book 5843, page 830, as amended in Book 6815, page 946, in the Register's Office for Davidson County, Tennessee.

3. Terms and conditions of that certain easement(s) as set forth in instrument recorded in Book 5843, page 841, said Register's Office.

4. All matters shown on Plat recorded in Book 5800, page 23, as corrected in Book 6663, page 355 and revised in Book 6200, page 508, said Register's Office.

3579 01/20 0101 03CHECK 2122.00


RECEIVED FOR RECORD
93 JAN 20 PM 2:55


0139154.7

**OFFICIAL RECEIPT**

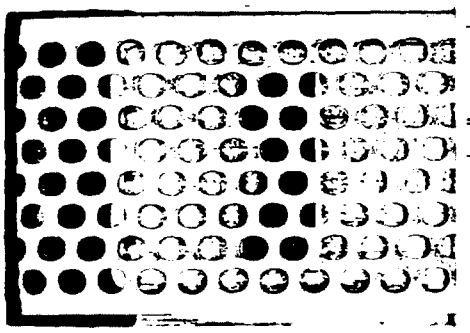
**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 10762 PG 246



| | | |
|---|---|---|
| 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
570000.00
CON TX 2109.00
PRFEE 1.00
WDEED 12.00
TOTAL 2122.00
CHECK 2122.00

01/20/98 01 14:57 0001 3579

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

039154 7
IDENTIF. REFERENCE

98 JAN 20 PM 2:55
DAVIDSON COUNTY, TN.

**No.** 1244204

