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

BOOK 10917 PG 504

0434055
IDENTIF. & REFERENCE

98 MAY -5 PM 3:50
CLERK & MASTER/REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $77,300.00.

Robert S. Doochin
Affiant

Subscribed and sworn to before me this 1 day of May, 1998.

Notary Public

My Commission Expires: 9/8/99

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
American Paper & Twine Company P. O. Box 90348 Nashville, Tennessee 37209	New Owner	Map 79 P/O Parcel 89

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 Boulevard in Nashville, Tennessee.

This conveyance is made subject to the Plan of record in Book 9700, page 245, Register's Office for Davidson County, Tennessee; 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 1998, 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.

BOOK 10917 PG 505

WITNESS its hand on this the 3/24/98 day of _____, 1998.

METROPOLITAN PORT AUTHORITY

By: Robert L. Gardenhire

Title: Chairman of Port Authority

METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE

By: _____
Philip Bredesen, Mayor

APPROVED AS TO FORM AND LEGALITY

By: Paul D. Rivadeneira
Metropolitan Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Robert Gardenhire, 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 24th day of March, 1998.

Robert Gowan
Notary Public

My Commission Expires: Nov. 24, 2001

ROBERT GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN My Commission Expires Nov. 24, 2001

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 20th day of March, 1998.

Janie Conyers
Notary Public

My Commission Expires: September 29, 2001

JANIE CONYERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

EXHIBIT "A"

BOOK 10917 PG 506

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 an iron pin in the easterly right-of-way line of Cockrill Bend Boulevard, said iron pin being N 27° 09' W, 2,019.13 feet from the northerly terminus of a curve return to the northerly right-of-way line of Cockrill Bend Circle, also being the northwesterly corner of property conveyed to American Paper and Twine Company by deed of record in Book 9680, Page 6, R.O.D.C.;

THENCE, with said right-of-way line N 27° 09' W, 66.00 feet to an iron pin;

THENCE, continuing with said right-of-way line with a curve to the right 88.87 feet to an iron pin, said curve having a central angle of 05° 16'26", a radius of 965.46 feet, a tangent of 44.46 feet, and a chord of N 24° 30'47" W, 88.83 feet;

THENCE, leaving said right-of-way line with a severance line N 62° 51'E, 777.91 feet to an iron pin;

THENCE, continuing with said severance line S 27° 09'E, 154.74 feet to a point;

THENCE, with the northerly line of said American Paper and Twine Company property, S 62° 51' W, 782.00 feet to the point of beginning.

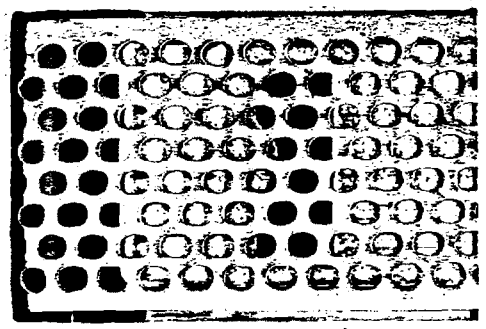
Containing 120,886 square feet or 2.78 acres, more or less.

BEING PART OF THE SAME PROPERTY CONVEYED TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEY DEED FROM STATE OF TENNESSEE, ACTING BY THE COMMISSIONER, DEPARTMENT OF FINANCE AND ADMINISTRATION, AND THE ATTORNEY GENERAL, ACTING UNDER THE AUTHORITY OF TENNESSEE CODE ANNOTATED, SECTION 12-2-112, AND CHAPTER 299, PUBLIC ACTS, 1957, OF RECORD IN BOOK 8351, PAGE 675, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Barge, Waggoner, Sumner and Cannon, Inc.
January 21, 1998
File 14121-07

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

3159 05/05 01:01 03CHECK 299.0



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

RECEIVED OF _____

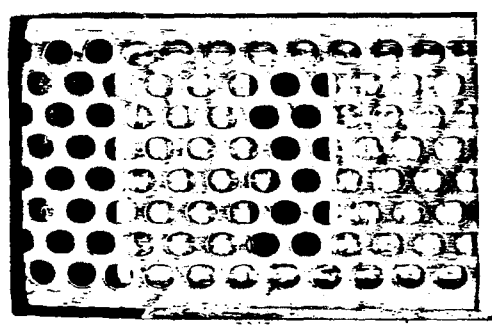
FOR _____ BOOK 10917 PG 507

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 77300-00
CON TX 286-01
PRFEE 1-00
WDEED 12-00
TOTAL 299-01
CHECK 299-01
05/05/98 01 15:53 0001 3159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0434055
IDENTIF. & REFERENCE

98 MAY -5 PM 3:51
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1289220