THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (CBRIII)
3305 West End Avenue
Nashville, Tennessee 37203
(615) 383-3345

Davidson County DEEDTRS
Recvd: 06/14/01 13:47 6pgs
Fees:27.00 Taxes:3515.00
20010614-0062956

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
DJG Gulf Coast Company, Inc. Attention: Dennis J. Gormley, President 9755 Niblick Lane Naples, FL 34108	New Owner	175/164 175/180 175/142

SUBSTITUTE TRUSTEE'S SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Nine Hundred Fifty Thousand and No/100 ($950,000.00) Dollars the receipt of which is hereby acknowledged, Charles B. Reasor III, Substitute Trustee ("Grantor"), acting as substitute trustee only, has this day bargained and sold, and does hereby transfer and convey unto DJG Gulf Coast Company, Inc., a Florida corporation ("Grantee"), Grantee's successors and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land located in Nashville, Second Civil District, Davidson County, Tennessee generally located south of Murfreesboro Road and East of Hurricane Creek Boulevard and being more particularly described as follows:

Beginning at an iron pin found in the easterly margin of Hurricane Creek Boulevard (60-foot right-of-way), said pin being the southwesterly corner of Lot 1, Hurricane Creek Industrial Park, Section One of record in Plat Book 6900, page 144, R.O.D.C. said pin also being the northwesterly corner of this parcel.

Thence leaving said right-of-way and along the southerly line of said Lot 1, S 80 deg. 13' 55" E, 220.31 feet to an iron pin found in the southwesterly corner of Lot 2 of said Hurricane Creek Industrial Park.

Thence, along the southerly line of said Lot 2, S 80 deg. 30' 37" E, 655.62 feet to an iron pin found in the southwesterly corner of property conveyed to Metropolitan Government of Nashville and Davidson County by deed of record in Book 7397, page 98, R.O.D.C.;

Thence, along the southerly line of said Metropolitan Government property, S 80 deg. 22' 29" E, passing an iron pin found at 405.07 feet and continuing on for a total distance of 420.07 feet to a new iron pin in the centerline of a 30-foot strip;

Thence, with said centerline S 09 deg. 37' 38" W passing an iron pin found at 681.26 feet and continuing on for a total distance of 693.55 feet to a new iron pin in the northerly margin of CSX Railroad;

Thence, along the northerly margin of CSX Railroad, N 70 deg. 47' 25" W, 1420.00 feet to a new iron pin in the westerly line of property conveyed to Joe Meeks, Bobby Pugh and Billy Powers by deed of record in Book 11286, page 770, R.O.D.C.;

Thence, along said westerly line, N 19 deg. 16' 32" E, 12.00 feet to a new iron pin in a southerly line of property conveyed to Cumberland Creamery, Inc. by deed of record in Book 7996, page 478, R.O.D.C.;

Thence, along said southerly line, S 70 deg. 47' 25" E, 50.99 feet to an iron pin found in the most easterly line of said Cumberland Creamery property;

Thence, with said easterly line and with the westerly line of this parcel, N 12 deg. 37' 14" E, 327.82 feet to the southerly terminus of Hurricane Creek Boulevard;

Thence, along the margin of Hurricane Creek Boulevard and with a curve to the left, 142.92 feet to a new iron pin at the point of reverse curve, said curve having a central angle of 136 deg. 28' 37", a radius of 60.00 feet, a tangent of 150.30 feet and a chord of N 32 deg. 39' 56" E, 111.45 feet;

Thence, along the margin of Hurricane Creek Boulevard and with a curve to the right, 25.23 feet to the point of beginning, said curve having a central angle of 48 deg. 11' 09", a radius of 30.00 feet, a tangent of 13.42 feet and a chord of N 11 deg. 28' 20" W, 24.49 feet;

Containing 17.68 acres, more or less.

BEING the same property conveyed to Tennessee Rubber Company, LLC by Warranty Deeds of record as Instrument Number 200002080012873 and Instrument Number 200002080012874, Register's Office for Davidson County, Tennessee.

This is improved property known as 4357 Hurricane Creek Boulevard, Nashville, Tennessee.

This conveyance is made pursuant to the powers conferred upon Grantor by a Deed of Trust and Absolute Assignment of Leases (the "Deed of Trust") dated January 26, 2000, executed by Tennessee Rubber Company, LLC in favor of First Union National Bank, as beneficiary, of record as Instrument Number 200002080012875, Register's Office for Davidson County, Tennessee ("RODC") with Grantor having been duly appointed substitute trustee by an instrument of record as Instrument Number 20010419-0039025, RODC. As set forth in the notice of foreclosure sale (the "Notice"), a copy of which is attached hereto as Exhibit "A" published pursuant to the Deed of Trust and applicable law in the Nashville Record on May 3, 2001, May 10, 2001 and May 17, 2001, default was made in the terms, conditions, provisions, and payments provided for in the Deed of Trust, and the sale at foreclosure of the Property was scheduled for Thursday, May 24, 2001, at 11:15 a.m., at the south doors of the Davidson County Courthouse in Nashville, Davidson County, Tennessee. At that time, the foreclosure sale was held and concluded as provided in the Notice.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title and interest thereto belonging to Grantee, Grantee's successors and assigns, forever, Grantor, solely in Grantor's

fiduciary capacity as substitute trustee, covenants and binds himself, his successors in trust and assigns, to warrant and forever defend the title to the Property to Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever are claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 1st day of June, 2001.

GRANTOR:

Charles B. Reasor III,
Substitute Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Jan Minshall, a Notary Public for the state and county aforesaid, Charles B. Reasor III, Substitute Trustee, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1ST day of June, 2001.

Notary Public

My Commission Expires:
11-24-01

STATE OF Florida
COUNTY OF Collier

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 4 **day of** June, **2001.**

May 30, 2002
My Commission Expires

Notary Public

MICHELLE M. ENGLISH
Notary Public - State of Florida
My Commission Expires May 30, 2002
Commission # CC 732563

Exhibit "A"

NOTICE OF FORECLOSURE SALE

Default having occurred under a Deed of Trust and Absolute Assignment of Leases (the "Deed of Trust") dated January 26, 2000, executed by Tennessee Rubber Company, LLC in favor of TRSTE II, Inc., as trustee, and First Union National Bank ("FUNB"), as beneficiary, of record as Instrument Number 200002080012875, Register's Office for Davidson County, Tennessee ("RODC"); and Charles B. Reasor, III, having been duly appointed substitute trustee (the "Substitute Trustee") under the Deed of Trust by an Appointment of Substitute Trustee of record as Instrument Number 200104190039025, RODC;

NOW, THEREFORE, I, Charles B. Reasor III, as the Substitute Trustee and not otherwise, acting upon the demand of FUNB which is the lawful owner and holder of the indebtedness secured by the Deed of Trust will on

Thursday, May 24, 2001

at 11:15 a.m. (eleven fifteen o'clock in the morning) at the south doors of the Davidson County Courthouse in Nashville, Tennessee, sell to the highest bidder for cash, at public outcry, the real property (the "Property") in Davidson County, Tennessee, described as follows:

Land located in Nashville, Second Civil District, Davidson County, Tennessee generally located south of Murfreesboro Road and East of Hurricane Creek Boulevard and being more particularly described as follows:

Beginning at an iron pin found in the easterly margin of Hurricane Creek Boulevard (60-foot right-of-way), said pin being the southwesterly corner of Lot 1, Hurricane Creek Industrial Park, Section One of record in Plat Book 6900, page 144, R.O.D.C. said pin also being the northwesterly corner of this parcel.

Thence leaving said right-of-way and along the southerly line of said Lot 1, S 80 deg. 13' 55" E, 220.31 feet to an iron pin found in the southwesterly corner of Lot 2 of said Hurricane Creek Industrial Park.

Thence, along the southerly line of said Lot 2, S 80 deg. 30' 37" E, 655.62 feet to an iron pin found in the southwesterly corner of property conveyed to Metropolitan Government of Nashville and Davidson County by deed of record in Book 7397, page 98, R.O.D.C.;

Thence, along the southerly line of said Metropolitan Government property, S 80 deg. 22' 29" E, passing an iron pin found at 405.07 feet and continuing on for a total distance of 420.07 feet to a new iron pin in the centerline of a 30-foot strip;

Thence, with said centerline S 09 deg. 37' 38" W passing an iron pin found at 681.26 feet and continuing on for a total distance of 693.55 feet to a new iron pin in the northerly margin of CSX Railroad;

Thence, along the northerly margin of CSX Railroad, N 70 deg. 47' 25" W, 1420.00 feet to a new iron pin in the

westerly line of property conveyed to Joe Meeks, Bobby Pugh and Billy Powers by deed of record in Book 11286, page 770, R.O.D.C.;

Thence, along said westerly line, N 19 deg. 16' 32" E, 12.00 feet to a new iron pin in a southerly line of property conveyed to Cumberland Creamery, Inc. by deed of record in Book 7996, page 478, R.O.D.C.;

Thence, along said southerly line, S 70 deg. 47' 25" E, 50.99 feet to an iron pin found in the most easterly line of said Cumberland Creamery property;

Thence, with said easterly line and with the westerly line of this parcel, N 12 deg. 37' 14" E, 327.82 feet to the southerly terminus of Hurricane Creek Boulevard;

Thence, along the margin of Hurricane Creek Boulevard and with a curve to the left, 142.92 feet to a new iron pin at the point of reverse curve, said curve having a central angle of 136 deg. 28' 37", a radius of 60.00 feet, a tangent of 150.30 feet and a chord of N 32 deg. 39' 56" E, 111.45 feet;

Thence, along the margin of Hurricane Creek Boulevard and with a curve to the right, 25.23 feet to the point of beginning, said curve having a central angle of 48 deg. 11' 09", a radius of 30.00 feet, a tangent of 13.42 feet and a chord of N 11 deg. 28' 20" W, 24.49 feet;

Containing 17.68 acres, more or less.

BEING the same property conveyed to Tennessee Rubber Company, LLC by Warranty Deeds of record as Instrument Number 200002080012873 and Instrument Number 200002080012874, Register's Office for Davidson County, Tennessee.

The street address of the Property is 4357 Hurricane Creek Boulevard, Nashville, Tennessee.

The map/parcel numbers of the Property are 175/164, 175/180 and 175/142.

The Property sold pursuant to this Notice of Foreclosure Sale shall be sold "AS IS," and neither the Substitute Trustee nor the beneficiary of the Deed of Trust, nor any agent or attorney therefor makes or shall make any warranty as to the condition, quality or quantity thereof, including, but not limited to, the enforceability of any lease affecting the Property, the existence or absence of defaults under or the effect of this foreclosure sale upon the rights of any party under such a lease.

The sale of the Property shall be subject to any and all prior liens, encumbrances, deeds of trust, easements, restrictions, building lines, unpaid taxes and assessments, plus penalty and interest (if any), riparian rights, and any redemptive rights (including redemptive rights of any taxing authority by reason of any tax liens), plus any and all other rights, matters, and encumbrances superior in right to the lien of the Deed of Trust.

The sale of the Property may be adjourned by the Substitute Trustee and may be reset at a later time and/or date by announcement at the time and place of the originally advertised sale and without any further publication. The sale of the Property

shall be conducted for cash (or credit upon the indebtedness secured by the Deed of Trust if the lawful owner and holder thereof is the successful purchaser) to be tendered upon the conclusion of the bidding; provided, however, that prior to the sale of the Property, the Substitute Trustee, acting on his own behalf or by and through one or more agents or representatives, announce different or additional terms pursuant to which the sale of the Property shall be conducted.

This the 30th day of April, 2001.

Charles B. Reasor III, as the
Substitute Trustee and not otherwise
WHITE & REASOR, PLC
3305 West End Avenue
Nashville, Tennessee 37203
(615) 383-3345

WHITE & REASOR, PLC

By: _____
Charles B. Reasor, Jr.,
Attorneys for the
Substitute Trustee

Insertion dates: May 3, 2001, May 10, 2001 and May 17, 2001

Newspaper for Publication: Nashville Record