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THIS INSTRUMENT PREPARED BY:
Sidney H. Swearingen
Akin, Gump, Strauss, Hauer & Feld, L.L.P.
300 Convent Street, Suite 300
San Antonio, Texas 78205

Davidson County DEEDWARR
Recvd: 10/02/01 14:52 5pgs
Fees:28.00 Taxes:844.49
20011002-0106642

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 14 day of September, 2001, by REDDY ICE CORPORATION, a Nevada corporation, having an address at 3535 Travis Street, Suite 170, Dallas, Texas 75204 ("Grantor"), to and for the benefit of POLLACK FAMILY TRUST LIMITED PARTNERSHIP ("Grantee"). Grantee's tax identification number is 621704794.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, conveyed, and sold, and does hereby grant, bargain, convey, and sell unto Grantee, its successors and assigns, certain land lying, situated and being in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Land");

This conveyance is made and accepted subject to any and all valid matters of record which affect the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind Grantor and Grantor's successors to WARRANT AND FOREVER DEFEND all and singular the Property unto the said Grantee, and Grantee's successors and assigns, against every person whomsoever claiming or to claim the same or any part thereof by through or under Grantor, but not otherwise.

GRANTEE ACKNOWLEDGES AND AGREES, THAT EXCEPT FOR THE SPECIAL WARRANTY OF TITLE INCLUDED IN THIS SPECIAL WARRANTY DEED, GRANTOR HEREBY SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST, PRESENT, OR FUTURE, OF, AS TO, OR CONCERNING (A) THE NATURE AND CONDITION OF THE PROPERTY AND IMPROVEMENTS OR OTHER ITEMS COVERED HEREUNDER, INCLUDING, WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, THE SUITABILITY THEREOF AND OF THE PROPERTY OR OTHER ITEMS CONVEYED HEREUNDER FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY ELECT TO CONDUCT THEREON, TO BE DERIVED THEREFROM OR EXPENSES TO BE INCURRED WITH RESPECT INCOME THERETO, OR ANY OBLIGATIONS OR ANY OTHER MATTER OR THING

RELATING TO OR AFFECTING THE SAME; (B) THE MANNER OF CONSTRUCTION AND CONDITION AND STATE OF REPAIR OR LACK OF REPAIR OF ANY IMPROVEMENTS LOCATED THEREON; (C) THE NATURE AND EXTENT OF ANY EASEMENT, RIGHT-OF-WAY, LEASE, POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHERWISE; AND (D) THE COMPLIANCE OF THE PROPERTY OR THE OPERATION OF THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES, OR REGULATIONS OF ANY GOVERNMENT OR OTHER BODY. EXCEPT FOR THE WARRANTIES CONTAINED IN THIS SPECIAL WARRANTY DEED, GRANTEE FURTHER ACKNOWLEDGES THAT GRANTOR HAS NOT MADE AND DOES NOT MAKE, ANY REPRESENTATIONS, WARRANTIES OR COVENANTS OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, WITH RESPECT TO THE QUALITY OR CONDITION OF THE PROPERTY, THE SUITABILITY OF THE PROPERTY FOR ANY AND ALL ACTIVITIES AND USES WHICH GRANTEE MAY CONDUCT THEREON, COMPLIANCE BY THE PROPERTY WITH ANY LAWS, RULES, ORDINANCES OR REGULATIONS OF ANY APPLICABLE GOVERNMENTAL AUTHORITY OR HABITABILITY, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND SPECIFICALLY, GRANTOR DOES NOT MAKE ANY REPRESENTATIONS REGARDING HAZARDOUS WASTE, AS DEFINED BY THE LAWS OF THE STATE OF TEXAS AND ANY REGULATIONS ADOPTED PURSUANT THERETO OR THE U. S. ENVIRONMENTAL PROTECTION AGENCY REGULATIONS AT 40 C.F.R., PART 261, OR THE DISPOSAL OF ANY HAZARDOUS WASTE OR ANY OTHER HAZARDOUS OR TOXIC SUBSTANCES IN OR ON THE PROPERTY.

GRANTEE ACKNOWLEDGES AND AGREES THAT GRANTEE INSPECTED THE PROPERTY TO ITS SATISFACTION AND IS QUALIFIED TO MAKE SUCH INSPECTION. GRANTEE ACKNOWLEDGES THAT IT IS FULLY RELYING ON GRANTEE'S (OR GRANTEE'S REPRESENTATIVES') INSPECTIONS OF THE PROPERTY AND NOT UPON ANY STATEMENT (ORAL OR WRITTEN) WHICH MAY HAVE BEEN MADE OR MAY BE MADE (OR PURPORTEDLY MADE) BY GRANTOR OR ANY OF ITS REPRESENTATIVES. GRANTEE ACKNOWLEDGES THAT GRANTEE HAS (OR GRANTEE'S REPRESENTATIVES HAD), THOROUGHLY INSPECTED AND EXAMINED THE PROPERTY TO THE EXTENT DEEMED NECESSARY BY GRANTEE IN ORDER TO ENABLE GRANTEE TO EVALUATE THE CONDITION OF THE PROPERTY AND ALL OTHER ASPECTS OF THE PROPERTY (INCLUDING, BUT NOT LIMITED TO, THE ENVIRONMENTAL CONDITION OF THE PROPERTY); AND GRANTEE ACKNOWLEDGES THAT GRANTEE IS RELYING SOLELY UPON ITS OWN (OR ITS REPRESENTATIVES') INSPECTION, EXAMINATION AND EVALUATION OF THE PROPERTY. GRANTEE HEREBY EXPRESSLY ASSUMES ALL RISKS, LIABILITIES, CLAIMS, DAMAGES AND COSTS (AND AGREES THAT GRANTOR SHALL NOT BE LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, CONSEQUENTIAL, OR OTHER DAMAGES) RESULTING OR ARISING FROM OR RELATED TO THE OWNERSHIP, USE, CONDITION, LOCATION, MAINTENANCE, REPAIR OR OPERATION OF THE PROPERTY ATTRIBUTABLE TO THE PERIOD FROM AND AFTER THE DATE OF THIS CONVEYANCE. GRANTEE EXPRESSLY WAIVES (TO THE EXTENT ALLOWED BY

APPLICABLE LAW) ANY CLAIMS UNDER FEDERAL, STATE OR OTHER LAW THAT GRANTEE MIGHT OTHERWISE HAVE AGAINST GRANTOR RELATING TO THE USE, CHARACTERISTICS OR CONDITION OF THE PROPERTY.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed as of the day and year first above written.

REDDY ICE CORPORATION, a Nevada corporation

WITNESSES:

By: _____
Name: Steven J. Janusek
Title: Chief Financial Officer
[CORPORATE SEAL]

Name: _____

Name: _____

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me of the state and county aforesaid, personally appeared STEVE JANUSEK, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the CFO of Reddy Ice Corporation, a Nevada corporation, and who executed the foregoing instrument for the purpose therein contained, on behalf of said corporation.

WITNES MY HAND AND SEAL, at office in DALLAS, Texas on the 14 day of SEPT., 2001.

_____
Notary Public

SHERRY L HAIRSTON
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-12-2002

720 Ewing Avenue
Nashville, (Davidson County) TN

EXHIBIT A

Legal 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 No. 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 No. 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 the center of said alley and the northeast corner of said tract and the westerly margin of Alley No. 179; thence, along said margin of said alley, South 03° 29' 54" East, 167.67 feet to 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.

BEING the same property conveyed to Reddy Ice Corporation, a Delaware corporation, by Deed of Record in Book 10727, page 878, Register's Office for Davidson County, Tennessee. Reddy Ice Corporation, a Delaware corporation, is now known as Reddy Ice Corporation, a Nevada Corporation, pursuant to a merger as evidenced by instrument recorded in Instrument NO. 200012010117938, said Register's Office.

Tax Parcel # 93-14-424
93-14-426

Address New Owner:
Pollack Family Trust Limited Partnership
c/o Ronnie Pollack
928 6th Avenue South
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map-Parcel No.
93-14/424 &
93-14/426

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $228,240.00.

Pamela B. Hampton
Affiant

Subscribed and sworn to before me this the 26th day of September, 2001.

D. G. Bynum
Notary Public

My Commission Expires: 11-12-2003