W-E-S
12

FROM: Packaging Corporation of America, a Delaware corporation

TO: JRS, LLC, a Tennessee limited liability company

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
JRS, LLC		Map 94
2451 Crittenden Drive	Same	Parcel 132
Louisville, KY 40217-0166		

PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, TN 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $315,500.00.

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2003.

Notary Public

KATHERINE L. CURRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires SEPT. 30, 2006

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid to PACKAGING CORPORATION OF AMERICA, a Delaware corporation ("Grantor"), and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby bargains, sells, transfers and conveys unto JRS, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property located in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

This is improved property known as 100 River Hills Drive, Nashville, Tennessee.

Davidson County DEEDWARR
Recvd: 09/25/03 16:17 4pgs
Fees:23.00 Taxes:1167.35

20030925-0142428

958949.2

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors or assigns, forever.

Grantor further covenants and binds itself, its successors and assigns to warrant specially that such real property is free and clear of all liens, restrictions and encumbrances, except as otherwise set forth in Exhibit B attached hereto and that Grantor (a) is the true and lawful owner of said real property, (b) has the full power to sell and convey such real property, and (c) shall defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the 24th day of September, 2003.

GRANTOR:

PACKAGING CORPORATION
OF AMERICA

By:: Richard B. West
Name (Print): Richard B. West
Title: Senior Vice President & Chief Financial Officer

STATE OF ILLINOIS
COUNTY OF LAKE

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard B. West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Sr. V.P. & CFO of Packaging Corporation of America, a corporation, the within named bargainor, and that he, as such Sr. V.P. & CFO being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Sr. V.P. & CFO.

Witness my hand and seal, at office in Lake Forest, Illinois, this the 24th day of September, 2003.

NOTARY PUBLIC

My Commission Expires: 11/02/03

"OFFICIAL SEAL"
RHONDA K. ROGERS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/2/2003

EXHIBIT A

REAL PROPERTY

A tract of land located in the Third Civil District of Davidson County, Tennessee, being Lot 8-A, Riverhills Industrial Park, Section 11, as recorded in Book 4660, page 77, Register's Office for said County and being more particularly described as follows:

Beginning at a concrete monument in the southwest corner of the herein described tract, said monument being in the east right-of-way of River Hills Drive, a 60' right-of-way, and being in the north right-of-way of the L & N Railroad and proceeding as follows: With the east right-of-way line of River Hills Drive, North 4° 50' West a distance of 330' to a concrete monument; thence, leaving said right-of-way, North 85° 10' East a distance of 150' to a concrete monument; thence, South 82° 22' 03" East a distance of 211.4' to a concrete monument, said monument being in the east property line of the River Hills Industrial Park property and the west property line of the Malvina Huffer property; thence with said line; South 7° 37' 57" West a distance of 291.23' to a concrete monument, said monument being in the north right-of-way of the L & N Railroad; thence, with said right-of-way, South 85° 10' West a distance of 293.55' to the point of beginning and containing 2.387 acres, more or less, as per survey by Turner Engineering Company dated November 19, 1973.

Being the same property conveyed to Packaging Corporation of America, a Delaware corporation, by deed from Tenneco Packaging Inc., a Delaware corporation, formerly known as Packaging Corporation of America, a Delaware corporation, of record in Book 11443, page 395, Register's Office for said County.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Easements, or claims of easements, not shown by the public records and not created or granted by Seller.

2. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

3. 2003 Davidson County Taxes – a lien but not yet due and payable.

4. All matters as shown on the plan of record in Book 4660, page 77, Register's Office of Davidson County, Tennessee.