1st

Davidson County DEEDWARR
Recvd: 03/11/05 15:31 5 pgs
Fees:28.00 Taxes:6290.00
20050311-0027390

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238-3001

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Polar Development Company, LLC 401 Church Street, Suite 2310 Nashville, TN 37219	Same	93-5-131

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, UNITED STATES COLD STORAGE, INC., a New Jersey corporation ("Grantor") has bargained and sold, and hereby transfers and conveys unto POLAR DEVELOPMENT COMPANY, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference:

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

This is improved property located at southeast corner of Charlotte Avenue and 11th Avenue/Industrial Boulevard, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to matters shown on Exhibit B attached hereto.

Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through and under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

[*Signature Page Follows*]

IN WITNESS WHEREOF, Grantor has executed this instrument or has caused same to be executed as of the 11 day of March, 2005.

UNITED STATES COLD STORAGE, INC.

By: _____
Name: James Slamon
Title: Vice President & Chief Financial Officer

STATE OF New Jersey)
COUNTY OF Camden)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, James Slamon, 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 Vice President & Chief Financial Officer of United States Cold Storage, Inc., a corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 10 day of March, 2005.

Karen L Chapman
Notary Public

My Commission Expires:

8-14-2006

KAREN L. CHAPMAN
MY COMMISSION EXPIRES AUG 14 2006
CAMDEN COUNTY, NJ
NOTARY PUBLIC

KAREN L CHAPMAN NOTARY PUBLIC CAMDEN CO. NJ MY COMMISSION EXPIRES AUG. 14, 2006

STATE OF TENNESSEE

COUNTY ~~OF~~ Davidson

The actual consideration or value (whichever is greater) for this transfer is $1,700,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of March, 2005.

Linda J. Boggess
Notary Public

LINDA J. BOGGESS NOTARY PUBLIC AT LARGE DAVIDSON CO., TENN.

My Commission Expires:

2-25-06

EXHIBIT A

Legal Description

TRACT I:

Land in the City of Nashville, Davidson County, Tennessee, being Lots Nos. 2, 3, 7, 8, 112, 113, 115, 116, 117, 118, 119, parts of Lots Nos. 1, 4, 5, 6 and 114 and a part of an unnumbered tract lying immediately east of Lots Nos. 115 and 116 and 117, and immediately south of Lot No. 114 on the Map of Hine's Addition and certain streets and alleys lying east of Eleventh Avenue, North, formerly McCreary Street on the Map of Hines Addition and of record in Plan Book 1, page 21, of the Chancery Court at Nashville, Davidson County, Tennessee; and also recorded in Minute Book B, page 85, of the Chancery Court at Nashville, Tennessee, and more particularly described as follows, according to a survey made by Barge, Waggoner, Sumner and Cannon, dated October 25, 1974.

BEGINNING at a point in the northeasterly intersection of Church Street (Viaduct) and 11th Avenue Industrial Boulevard; thence, with the easterly right-of-way of said 11th Avenue, along a curve to the left having a radius of 2,030 feet, a distance of 101.6 feet to a point; thence, with a curve to the right having a radius of 1,970 feet, a distance of 98.6 feet to a point; thence N 34 deg. 46' W, 640 feet, more or less, to a point; thence with a curve to the right having a radius of 1,970 feet, a distance of 215.8 feet to a point; thence N. 28 deg. 30' W, 1.9 feet to a point; thence with a curve to the right having a radius of 21 feet, a distance of 33.1 feet to appoint in the southerly right-of-way of Charlotte Avenue; thence, with said right-of-way N 61 deg. 43' E, 174.4 feet to a point; thence with the face of an existing dock, S. 34 deg. 21' E., 968.4 feet to a point; thence S. 55 deg. 39' W. 40 feet to a point; thence S 34 deg. 21' E., 101.3 feet to a point in the northerly right-of-way S. 60 deg. 09' W., 164.4 feet to the point of beginning, containing 5.0 acres, more or less.

ALSO an easement four (4) feet wide along the east property line of the property above described for the purpose of constructing a storm drainage system and underground footings for the building on said property, granted in an instrument executed by Louisville & Nashville Terminal Company, etal, to Defense Plant Corporation, of record in Book 1291, page 266, Register's Office for Davidson County, Tennessee.

TRACT II:
A tract of land in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly described as follows:

BEGINNING at a point in the north line of Church Street Viaduct, said point being in the southeast corner of a tract of land conveyed to the Grantee by the Grantor and the Louisville and Nashville Terminal Company by deed dated September 12, 1960; thence northwestwardly along the northeast line of said conveyance to the Grantee by deed dated September 12, 1960, a distance of one hundred one and twenty six hundredths (101.26) feet to a point; thence northeastwardly at right angles and along a line of said conveyance to the Grantee by deed dated September 12, 1960, a distance of forty (40) feet to a point; thence southeastwardly at right angles a distance of one hundred four and thirty one hundredths (104.31) feet to a point in said

north line of Church Street Viaduct; thence southwestwardly along the north line of said Church Street Viaduct, a distance of forty and twelve hundredths (40.12) feet to the point of beginning, containing four thousand, one hundred eleven and four tenths (4,111.4) square feet.

Being property conveyed to Polar Cold Storage, Inc., by deeds recorded in Book 1494, page 253; Book 2246, page 139; and Book 3132, page 557, Register's Office for Davidson County, Tennessee. Pursuant to Amendment to Charter recorded in Book 2847, page 374, said Register's Office, Polar Cold Storage, Inc. changed its name to Polar Refrigerated Services, Inc. Pursuant to Articles of Merger recorded in Book 6345, page 536, said Register's Office, Polar Refrigerated Services, Inc., was merged into United States Cold Storage, Inc., a New Jersey Corporation.

LESS AND EXCEPT that portion of subject property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 8228, page 273, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. Taxes for the year 2005 and thereafter, a lien not yet due and payable.
2. Easement to Defense Plant Corporation as set forth in instrument of record in Book 1291, page 266, Register's Office for Davidson County, Tennessee.
3. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instruments recorded in Book 4205, page 520, Book 4209, page 704, and Book 8228, page 273, said Register's Office.
4. All matters shown on Survey File No. 31752 dated December 1, 2004, last revised March 9, 2005, and prepared by William C. Cockrill, Tennessee RLS #1401 of Barge, Waggoner, Sumner and Cannon, Inc., Surveyors.