2nd

Davidson County DEEDQC
Recvd: 03/11/05 15:31 3 pgs
Fees:17.00 Taxes:0.00
20050311-0027391

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

QUITCLAIM 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 ONE AND NO/100 DOLLAR ($1.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, UNITED STATES COLD STORAGE, INC., a New Jersey corporation ("Grantor") hereby quitclaims and conveys to POLAR DEVELOPMENT COMPANY, LLC, a Tennessee limited liability company ("Grantee"), all its right, title and interest in and to certain real property in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

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

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11 day of March, 2005.

UNITED STATES COLD STORAGE, INC.

By: James Slamon
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 for this transfer is $ -0-.

Affiant

Sworn to and subscribed before me this 14th day of March, 2005.

Notary Public

My Commission Expires: 2-25-06

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

EXHIBIT A

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, lying on the East margin of Eleventh Avenue Industrial Boulevard, extending from Church Street Viaduct to Charlotte Avenue being Lots No. 2, 3, 7, 8, 112, 113, 115, 116, 117, 118, 119 and parts of Lots No. 1, 4, 5, 6, and 114, as shown on Map of Hines Addition of record in Plan Book 1, page 21, Chancery Court and being more particularly described as follows:

BEGINNING at an iron pin at the northeast intersection of Church Street and Eleventh Avenue Industrial Boulevard;

THENCE, with the easterly margin of said Eleventh Avenue Industrial Boulevard the following calls:

With a curve concave to the west having a central angle of 02°52'35", a radius of 2030.00 feet and a chord of N 35°44'09" W, 101.90 feet for an arc length of 101.91 feet to an iron pin,

With a curve concave to the east having a central angle of 02°52'00", a radius of 1970.00 feet and a chord of N 35°44'26" W, 98.55 feet for an arc length of 98.56 feet to an iron pin,

N 34°18'23' W, 640.00 feet to an iron pin,

With a curve concave to the east having a central angle of 06°16'30", a radius of 1970.00 feet and a chord of N 31°10'08" W, 215.65 feet for an arc length of 215.75 feet to an iron pin,

N 28°30'00" W, 1.94 feet to an iron pin,

With a curve concave to the east having a central angle of 83°01'34", a radius of 21.00 feet and a chord of N 16°33'30" E, 27.84 feet for an arc length of 30.43 feet to an iron pin in the southerly margin of Charlotte Avenue;

THENCE, with said Charlotte Avenue, N 61° 45' 32" E, 175.77 feet to a concrete monument at the northwest corner of the Gulch, Section One of record in Plat Book 6050, page 520, R.O.D.C.;

THENCE, leaving said margin, with the west line of said Section One and The Gulch, Section Two of record in Instrument No. 200408180099850, R.O.D.C., S 34°19'59" E, 1072.47 feet to an iron pin in the north margin of Church Street;

THENCE, with said margin, S 60°08'04" W, 204.48 feet to the Point of Beginning.

Containing 222,624 square feet or 5.11 acres, more or less.

Less and except 38 square foot for Church Street Bridge Caissons.

Being a portion of 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.

The foregoing description was taken from 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.