Prepared by:

David B. Baxter, P.C. , Attorney
6065 Sherry Lane
Dallas, Texas 75225

Davidson County DEEDWARR
Recvd: 07/05/07 13:15 6 pgs
Fees:33.00 Taxes:11100.00
20070705-0080083

SPECIAL WARRANTY DEED

THAT, MOLL INDUSTRIES, INC., a Delaware corporation (Grantor"), for the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable consideration to it paid by CIRILLO SOUTHERN ENTERPRISES, LLC, a Tennessee Limited Liability Company and 5801 Centennial Blvd., LLC, a Tennessee Limited Liability Company ("Grantee" the receipt and sufficiency of which are hereby acknowledged, has GRANTED, BARGAINED, SOLD AND CONVEYED and by these presents does GRANT, BARGAIN, SELL AND CONVEY unto Grantee, the following:

1. That certain tract of parcel of land (the "Land") located in Davidson, Tennessee, described in **Exhibit "A"** attached hereto and incorporated herein by this reference, and including (a) all oil, gas, and other minerals, whether liquid, gaseous, solid or of such other kind whatsoever (whether similar or dissimilar, and whether of the nature to be produced or extracted by drilling, mining or any other process) owned by Grantor, if any, lying in, on or under the Land, and all royalty interests and executive rights therein owned by Grantor, (b) all improvements, if any, located on or attached to the Land (excluding utility lines and other utility facilities on the Land dedicated for use by public utilities) and (c) all easements and rights of way appurtenant of the Land. The land and the interest, improvements, easements and other matters described in the Paragraph 1 are herein collectively referred to as the "Property."

2. All interest, rights and appurtenances of any kind appertaining to the Property, including, but not limited to, all right, title and interest of Grantor, if any, in and to (a) any strips, gores, vaults or alleys adjacent to the Land, any public highway, street, road, avenue, access way or easement, opened or proposed, in front of, at a side of, or adjoining the Land to the center line thereof (or to such portion thereof as to which Grantor would succeed in title under applicable law upon abandonment thereof), and any awards to be made for damage by reason of a change of grade of any such public highway, street, road or avenue (to the extent same constitute real property rights, titles, and interest), (c) any condemnation award to be made relative to any damage to or any condemnation or other taking to the Property of the interests, rights and appurtenances described in this Paragraph in this Paragraph 2, and (d) any claims for damages or injuries by third parties to the Property or the interests, rights and appurtenances described in this Paragraph 2 (to the extent same constitute real property rights, titles and it rests). The rights, titles, interests, appurtenances and other matters described in this Paragraph 2 are hereinafter Collectively referred to as the "Related Rights."

This Special Warranty Deed is executed and delivered, and the conveyance hereinabove set forth is made by Grantor and accepted by Grantee, subject only to those certain exceptions to and conditions and encumbrances on title to the Property and Related Rights which are set forth in Exhibit "B" attached hereto and incorporated herein by this reference (such exceptions, conditions and encumbrances being herein collectively referred to as the "Permitted Exceptions"), to the extent and Permitted Exceptions are validly existing and are applicable to the Property and Related Rights.

TO HAVE AND TO HOLD the Property and the Related Rights unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular the title to the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the Permitted Exceptions, by, through or under Grantor, but not otherwise.

However, the Related Rights are granted, sold and conveyed by grantor to grantee hereby without representation or warranty (whether statutory or express or implied) regarding title to or encumbrances against the Related Rights.

Grantee's address for tax bill will be: 5801 Centennial Blvd., Nashville, TN 37209. The subject property is Improved Property . The Tax Account for the real property is Map and Parcel #175-132.00 and for the personal property Account #96137.

EXECUTED on the date set out in the acknowledgement below but to be effective as of the 29 day of June, 2007.

GRANTOR

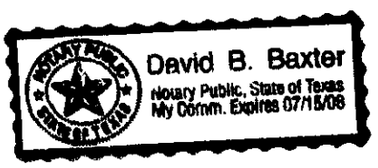
MOLL INDUSTRIES, INC., a Delaware corporation

By: _____
Name: James M. Rugg
Title: Chief Financial Officer

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared James M. Rugg, **with whom I am personally acquainted and who upon his/her oath(s) acknowledged himself to be the** chief financial officer **of Moll Industries, Inc., the within named bargainor, a corporation, and that he as such** chief financial officer **being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said** James M. Rugg, **as such** chief financial officer.

Witness my hand and official seal at office at Dallas, **Texas, on this the 29th day of June 2007.**



Notary Public

My commission expires _____

After Recording Return to

5801 Centennial Blvd.
Nashville, TN 37209.

Consideration Affidavit

STATE OF TEXAS }
COUNTY OF DALLAS }

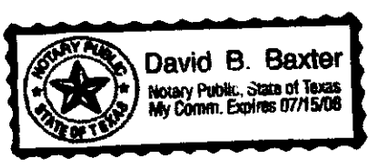
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,000.000.00

Affiant:

MOLL INDUSTRIES, INC., a Delaware corporation

By: _____
Name: James M. Rugg
Title: Chief Financial Officer

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF June, 2007.



_____
NOTARY PUBLIC
My Commission expires:_____

EXHIBIT "A"

A Tract of parcel of land in the twenty-ninth Councilmanic Civil District of Metropolitan Nashville-Davidson County, Tennessee lying west of Heil Quaker Boulevard in Interchange City of Industrial Park, being Section XXVI of Interchange Park and being more fully described as follows:

Beginning at an iron pin set near a fence post on the west margin of Heil Quaker Boulevard, a 60' wide right-of-way, said pin being located S 4 deg 15' W a distance of 85.00' from the southeast corner of Interchange City Industrial Park, Section XVI as recorded in Plat Book 4860, page 106, at the Register's Office for Davidson County, Tennessee (R.O.D.C, TN)

Thence, S 4 deg 15' W a distance of 386.38' with the west margin of Heil Quaker Boulevard to an iron pin found, said pin being the beginning of a curve;

Thence, with a curve to the right having a radius of 1115.92' and a central angle of 1 deg 30' 13" a distance of 29.29' with the west margin of Heil Quaker Boulevard to an iron pin found, said pin being the northeast corner of the Better Quality Cassettes, Inc. property as of record in Deed Book 6381, page 227, R.O.D.C., TN;

Thence, with the said Cassettes, Inc. property, N 85 deg 45' W a distance of 913.97' to an iron pin found in the east line of the J.H. Moore property as of record in Deed Book 967, page 141, R.O.D.C., TN;

Thence, with the said Moore property, N 0 deg 52' E a distance of 501.53' with Moore's fenced east property line to an iron pin found, said pin being the southwest corner of the Interchange City Associates, LTD. property as of record in Deed Book 6381, Page 227, R.O.D.C., TN;

Thence, with the said Associates, LTD. property, S 85 deg 45' E a distance of 292.94' to an iron pin set on the west margin of Corporate Place;

Thence, with the said margin the following bearings and distances:

Thence, southeasterly with a curve having a radius of 60.00' and a central angle of 90 deg 00' 00" a distance of 94.25' to an iron pin set;

Thence, S 85 deg 45' E, a distance of 566.01' to an iron pin set near a fence post;

Thence, with a curve to the right having a radius of 25.00' and a central angle of 90 deg 00' 00" a distance of 39.27' to the POINT OF BEGINNING, and containing 426,757 square feet or 9.797 acres more or less as per survey by Hart-Freeland-Roberts, Inc., dated March 23, 1998.

Being the same property conveyed to Moll Plasticrafters Limited Partnership from The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County of record in Book 10879, page 174, in the Register's Office of Davidson County, Tennessee, the said Moll Plasticrafters Limited Partnership having since merged and is now known as Moll Industries, Inc. of record in Instrument No. 200008110079894, in the said Register's Office.

EXHIBIT B – EXCEPTIONS

1) Any right, interest or claims affecting the land which a correct survey would disclose and which are not shown by the public records.

2) Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.

3) Taxes and assessments for the year 2007 are not yet due and payable.

4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drianage of record in Book 5563, page 37, in the Register's Office of Davidson County, Tennessee.

5) Restrictions and Reservation of easement use contained in deed of record in Book 5533, page 113, in the Register's Office of Davidson County, Tennessee.