Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Centennial Place Realty, LLC Steve Cline 8360 Carriage Hill Dr. Brentwood, TN 37027	079000050.00	New Owner
This instrument prepared by and after recording return to: Haynes and Boone, LLP, 901 Main Street, Suite 3100, Dallas, Texas 75202		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, REDDY ICE CORPORATION, a Nevada corporation (the "Grantor") has bargained and sold, and by these presents transfers and conveys to CENTENNIAL PLACE REALTY, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are expressly made and accepted subject to any and all valid matters of record which affect the Property.

This is unimproved property with a street address of 7273 Centennial Boulevard, Nashville, Davidson County, Tennessee.

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 lawfully claiming or to claim the same or any part thereof by through or under Grantor, but not otherwise (except that no warranty is made as to the amount of acreage in the Property).

SUBJECT NEVERTHELESS to the following covenant, condition, and restriction: The Property and improvements thereon, or any part thereof, shall not be used for either (i) the manufacturing or processing of ice, or (ii) the sale or distribution of ice, provided that the foregoing shall not prohibit the retail sale of ice or consumption of ice on or off the Property. The restrictions and conditions of this paragraph shall run with the land and shall be binding upon Grantee, its successors, and assigns, for a period of twenty (20) years from the date of recordation of this Special Warranty Deed, at which time they shall automatically terminate.

Davidson County DEEDWARR
Recvd: 01/04/08 14:23 5 pgs
Fees:28.00 Taxes:925.00
20080104-0001257

STATE OF TENNESSEE

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant:
Centennial Place Realty, LLC, by
Stephen D. Cline, _____

Subscribed and sworn to before me this 28th day of December, 2007.

Notary Public
My Commission Expires: 5-18-10

[Signature Pages Follow]

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 28th day of December, 2007.

GRANTOR:

REDDY ICE CORPORATION,
a Nevada corporation

By: _____
Name: STEVE JANUSEK
Title: CFO

STATE OF TEXAS

COUNTY OF DALLAS

Before me, Steven L Jameson, a Notary Public of the state and county aforesaid, personally appeared Steven J. Janusek, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged hisself to be Steven J. Janusek of Reddy Ice Corporation, a Nevada corporation, the within named bargainor, and that (s)he, as such CFO, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by hisself as CFO

STEVEN L. JAMESON
Notary Public, State of Texas
My Commission Exp. 05-03-2011

_____
Notary Public, in and for the State of Texas
My Commission Expires: 5-3-2011

[Signature Page to Special Warranty Deed]

GRANTEE:

CENTENNIAL PLACE REALTY, LLC,
a Tennessee limited liability company

By: _____
Name: _____
Title: _____

STATE OF TN

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Stephen A Clum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Centennial Place Realty, a TN LLC, the within named bargainor, and that (s)he, as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Stephen A Clum by himself as Chief Manager.

_____
Notary Public, in and for the State of Tennessee
My Commission Expires: 10/10/09

DONALD R. BARRETT, JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

[Exhibit A Follows]

EXHIBIT A
TO
SPECIAL WARRANTY DEED

Description of the Property

All of Lot No. 1, Section V, COCKRILL BEND INDUSTRIAL SUBDIVISION, recorded in Plat Book 6200, Page 508, R.O.D.C., Tennessee.

Being a portion of the same property conveyed to Grantor by deed of record in Instrument No. 199912290308492, in said Register's Office.

[The Remainder of This Page is Intentionally Left Blank]