Davidson County DEEDWARR
Recvd: 04/02/08 12:22 6 pg:
Fees:33.00 Taxes:19610.00
20080402-0033066

This Instrument Was Prepared By and
After Recording Return To:

Heath D. Esterak, Acquisitions Counsel
AIC Ventures, L.P.
301 Congress Avenue, Suite 320
Austin, Texas 78701

Name and Address of New Owner:	Send Tax Bills To:	Parcel No.:
NL Ventures VI Visco, L.L.C. c/o AIC Ventures 8080 North Central Expressway, Suite 1220 Dallas, Texas 75206 Attn: Peter S. Carlsen	NL Ventures VI Visco, L.L.C. c/o AIC Ventures 8080 North Central Expressway, Suite 1220 Dallas, Texas 75206 Attn: Peter S. Carlsen	Parcel No: 09406000200

SPECIAL WARRANTY DEED
(Nashville, Tennessee)

For the consideration of FIVE MILLION THREE HUNDRED THOUSAND and NO/100 DOLLARS ($5,300,000.00) and other good and valuable consideration, as of this 28 day of March, 2008, FLEXSOL PACKAGING OF NASHVILLE LLC, a Tennessee limited liability company, formerly known as Essex Plastics Midwest, LLC, a Tennessee limited liability company ("Grantor"), does herby bargain, sell, transfer and convey unto NL VENTURES VI VISCO, L.L.C., a Delaware limited liability company ("Grantee"), with an address of c/o AIC Ventures, 8080 North Central Expressway, Suite 1220, Dallas, Texas 75206, all those certain tracts, pieces or parcels of land located in Nashville, Davidson County, Tennessee, as set forth in Exhibit A attached hereto and made a part hereof for all purposes (herein referred to as the "Land"), together with the buildings, structures, fixtures (excluding trade fixtures), paving, curbing, and other improvements and landscaping of every kind and nature presently situated on, in, or under, or hereafter erected or installed or used in, on, or about the Land (herein collectively referred to as the "Improvements"), and all rights and appurtenances pertaining thereto (the Land, Improvements and all of the other properties, rights and interests mentioned above are herein collectively referred to as the "Property").

Subject to those exceptions set forth on Exhibit B attached hereto and made a part hereof for all purposes (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereunto in anywise belonging, unto Grantee and Grantee's successors and assigns, forever; and Grantor does hereby covenant with Grantee and its successors in interest that it has full power and lawful authority to sell and convey the Property, subject to the

Permitted Exceptions, and it will warrant and defend the title to the Property against all persons claiming the same by, through or under it, but not further or otherwise.

[signature on next page]

IN WITNESS WHEREOF, Grantor has executed this instrument as of the date first above written.

GRANTOR:

FLEXSOL PACKAGING OF NASHVILLE LLC,
a Tennessee limited liability company

By: David Schaefer
Name: David Schaefer
Title: CFO

STATE OF FLORIDA §
§
COUNTY OF BROWARD §

I, the undersigned, a notary public in and for said county in said state, hereby certify that DAVID SCHAEFER, the C.F.O. of FlexSol Packaging of Nashville LLC, a Tennessee limited liability company, has signed the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Notary Public in and for the State of FLORIDA

Sharyn M. Benedict
Printed Name of Notary

My commission expires:

SHARYN M. BENEDICT
MY COMMISSION # DD 445038
EXPIRES: September 11, 2009
Bonded Thru Budget Notary Services

STATE OF Texas §
§
COUNTY OF Dallas §

I, Peter S. Carlsen, hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $5,300,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me this 27 day of March, 2008.

Tracy Minor
Notary Public
[Notarial Seal]

Affiant-Grantee

My Commission Expires: 9-15-09



LEGAL DESCRIPTION
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING a parcel of land in the Nashville, First Civil District, Sixteenth Councilmanic District, Davidson County, Tennessee located on the southerly side of Visco Drive West of Pumping Station Road, being Lot No. 30, as shown on the plan of Visco Industrial Subdivision, Section Five, as of record in Book 4175, page 36, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a point in the southerly right-of-way line of Visco Drive, said point being on the center line of a drainage ditch running to the Cumberland River, said point also being westerly 1,394 feet, more or less, from the northwesterly right-of-way of Pumping Station Road;

THENCE, with said southerly right-of-way line North 62° 37' 00" East, 676.32 feet to a point;

THENCE, continuing with said right-of-way line with a curve to the right 58.85 feet to a concrete monument, said curve having a central angle of 07° 39' 50" a radius of 440.00 feet, a tangent of 29.47 feet and a chord of North 66° 26' 28" East, 58.81 feet;

THENCE, leaving said right-of-way with the westerly line of Lot No. 1, as shown on the plan of Visco Industrial Subdivision, Section Eleven, as of record in Book 5190, page 592, Register's Office for Davidson County, Tennessee, South 27° 23' 00" East, 342.55 feet to an iron pin in the northerly line of property conveyed to Turner Properties by deed of record in Book 8020, page 63, Register's Office for Davidson County, Tennessee;

THENCE, with said line South 55° 04' 08" West, 641.00 feet to a point;

THENCE, continuing with said line with a curve to the right 99.91 feet to a point, said curve having a central angle of 06° 04' 00" a radius of 943.55 feet, a tangent of 50.00 feet; and a chord of South 58° 06' 08" West, 99.86 feet;

THENCE, leaving said line with the easterly line of Lot No. 29, as shown on said plan North 27° 23' 00" West, 438.53 feet to the point of beginning.

Exhibit B
PERMITTED EXCEPTIONS

1. The following easements as shown on that certain Plat Map recorded in Book 4175, Page 36:
    a. 5'X25' anchor easement;
    b. 20' utility easement along southwestern boundary;
    c. 50' front setback line; and
    d. 25' railroad and utility easement along southern boundary;

2. 10' foot utility easement along the northeastern boundary of unknown origin;

3. Liens for ad valorem taxes for 2008, not yet due and payable; and

4. Any matters which an accurate survey or inspection would show.