Davidson County DEEDWARR
Recvd: 11/20/08 15:38 5 pgs
Fees:28.00 Taxes:1480.00
20081120-0114470

This instrument was prepared by:

John F. Rogers, Jr.
Baker Donelson Bearman Caldwell & Berkowitz PC
211 Commerce Street Suite 1000
Nashville, Tennessee 37201
Phone: 615.726.5600

SPECIAL WARRANTY DEED

FROM: **Fiberweb, Inc.**, a South Carolina corporation formerly known as Reemay, Inc., as Grantor

TO: **Old Hickory Credit Union**, a Tennessee corporation formerly known as Old Hickory Employees Credit Union, as Grantee

Address of New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number(s):
1000 Industrial Road Old Hickory, TN 37138-0431	Same	Part of Map 44, Parcel 37* (*Subject Lot anticipated to be Map 44, Parcel 53)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Bonnette A. Dawson
Affiant

Subscribed and sworn to before me, this the 20th day of November, 2008.

Tressa A. Mason
Notary Public

My Commission Expires: March 7, 2011

TRESSA A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 7, 2011

THIS SPECIAL WARRANTY DEED is made as of the 20th day of November, 2008, from **FIBERWEB, INC.**, a South Carolina corporation formerly known as Reemay, Inc., having an address of 70 Old Hickory Boulevard, Old Hickory, Tennessee, 37138 (the "Grantor"), to **OLD HICKORY CREDIT UNION**, a Tennessee corporation formerly known as Old Hickory Employees Credit Union (the "Grantee")

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed, and does hereby grant, bargain, sell, alienate, convey and confirm, to Grantee, and Grantee's successors and assigns, the real property located in Davidson County, Tennessee as more particularly described in **Exhibit A** attached hereto and incorporated herein for all purposes (the "**Property**"), subject to the matters and exceptions described in **Exhibit B** attached hereto and incorporated herein by reference and including all applicable building and zoning ordinances, laws, regulations and restrictions by any state, municipal or other governmental authority (collectively, the "**Permitted Exceptions**").

Notwithstanding any reference to acreage or square footage contained in the description of the Property conveyed hereby, Grantor makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property conveyed hereby. Grantor further makes no representation or warranty, express or implied, with respect to the ownership of oil, gas or other minerals located on, under or within the Property.

This is improved property known as Old Hickory Credit Union, 1000 Industrial Road, Old Hickory, Tennessee, 37138.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, privileges, easements, servitudes, rights-of-way and appurtenances belonging or appurtenant to the Property, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of Grantor, in law, equity or otherwise, and all improvements, if any, of Grantor on the Property, to Grantee, and Grantee's successors and assigns forever, subject to the Permitted Exceptions and other limitations provided hereby.

AND Grantor does hereby bind itself, and its successors and assigns, to warrant and forever defend the Property, subject to the terms of this Special Warranty Deed, unto Grantee and unto Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the Property or any part thereof by, through or under Grantor, but not otherwise, and in all events subject to the Permitted Exceptions and other limitations provided hereby.

NOTWITHSTANDING ANYTHING TO THE CONTRARY SET FORTH IN THIS SPECIAL WARRANTY DEED, EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED HEREIN AS TO THE PROPERTY, GRANTOR MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT TO THE CONDITION OF THE PROPERTY, INCLUDING, WITHOUT LIMITATION, THE ENVIRONMENTAL CONDITIONS, THE HABITABILITY, CONDITION OR FITNESS THEREOF, INCLUDING ANY AND ALL IMPROVEMENTS SITUATED THEREON, THEREIN OR THEREUNDER, FOR ANY PARTICULAR USE OR PURPOSE. HAVING BEEN THE TENANT AND OCCUPANT OF THE PROPERTY PURSUANT TO A LEASE BETWEEN GRANTOR AND GRANTEE, GRANTEE AGREES THAT THE PROPERTY IS CONVEYED BY GRANTOR AND ACCEPTED BY GRANTEE IN AN "AS IS, WHERE-IS" CONDITION WITH ALL FAULTS AND CONDITIONS.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed as of the date set for the below but delivered and effective as of and from the day and year first above written.

FIBERWEB, INC.,
a South Carolina corporation

By: _____
Printed Name: John J. Herbst
Title: Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared John J. Herbst, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Secretary of Fiberweb, Inc., the within named bargainor, a South Carolina corporation, and that he/she as such Secretary, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, this 20th day of November, 2008.

_____
Notary Public

My Commission Expires: March 7, 2011

[SEAL]

TRESSA A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires March 7, 2011

Exhibit A

Legal Description of Property

LOT 1 upon the Final Plat of Old Hickory Credit Union of record at Instrument No.20081118-0113697 in the Register's Office, Davidson County, Tennessee and to which Final Plat reference is made for a more specific description of said Lot 1.

BEING a portion of the same property conveyed to Grantor, formerly Reemay, Inc., by deed of record in Book 7071, Page 303, Register' s Office for Davidson County, Tennessee.

Exhibit B

Permitted Exceptions

1. General and special taxes and assessments for the year 2008 and future years which are not yet due and payable.

2. Easement Agreement dated December 15, 1986 of record in Book 7071, page 310, Register's Office for Davidson County, Tennessee ("R.O.D.C."), as amended, modified and/or restated from time to time, including as subject to the sign and access easement rights reserved by Grantor under that certain Quitclaim Deed of record in Book 8128, page 368, R.O.D.C., and as amended by First Amendment to Easement Agreement, Consent and Joinder dated November 5, 2008, and recorded at Instrument No.20081105-0110224, R.O.D.C.

3. Right of Way Agreement dated November 30, 1990 of record in Book 8276, page 26, R.O.D.C.

4. Waterline Easement dated January 5, 2000 of record as Instrument No. 20000111-0004043, R.O.D.C..

5. All matters provided for in, on or pursuant to that Final Plat of Old Hickory Credit Union of record as Instrument No. 20081118-0113697, R.O.D.C..

6. All matters as would be delineated and shown upon an inspection by Grantee of the subject Property and upon a true and correct survey of the subject Property, including, without limitation, those matters and facts as set forth upon that certain Old Hickory Credit Union ALTA/ACSM Land Title Survey, Old Hickory Blvd @ Industrial Drive as prepared by Barge Waggoner, Sumner & Cannon, Inc, 211 Commerce Center, Nashville, Tennessee 37201 and dated September 4, 2008, last revised on November 19, 2008.

7. Easements with Restrictions and Covenants Agreement dated as of this same date between Grantor and Grantee and recorded concurrently herewith in the R.O.D.C., as such may be amended, modified and/or restated from time time.

8. Title or rights to that portion of the subject Property embraced within the bounds of any streets, alleyways, roads or highways, together with all other matters of record as may exist against the subject Property.

9. All interests, claims or otherwise made by Grantee or any third-party of Grantee by, through, under or in contract with Grantee or any affiliate of Grantee as lessee of the subject Property and which may continue to exist, including, without limitation, as to any improvements comprising any portion of the Property as owned or erected by or for Grantee.