

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned Grantor, Container General Corporation, a Nevada corporation, successor by merger and name change to Glass Container Corporation and Chattsub, Inc., of 400 West 45th Street, Chattanooga, Tennessee 37409, does hereby sell, convey and warrant unto Grantee, Guardian Industries Corp., a Delaware corporation, of 43043 West Nine Mile Road, Northville, Michigan 48167, the following described land and property located in DeSoto County, Mississippi and Shelby County, Tennessee, to-wit:

Beginning at the southwest corner of Section 17, Township 1 South, Range 6 West, DeSoto County, Mississippi, as established from deed and from survey by Eddie Boatwright, C. E. dated 11-17-73, Rev. 12-9-73 and 12-17-73, said point being in the centerline of Mineral Wells Road (also known as State Line Road); thence run south 89 deg. 33 min. 30 sec. west along the south line of said Section 18 and centerline of Mineral Wells Road a distance of 147.0 feet to a point (found spindle); thence run north 53 deg. 06 min. 03 sec. west a distance of 884.00 feet to a point being an angle point and being in the northeast line of U. S. Highway No. 78 as projected southeastwardly; thence run north 51 deg. 44 min. west along said projection and then along the northeast line of said U. S. Highway No. 78 a distance of 454.91 feet to the southernmost corner of a parcel conveyed to the Town of Olive Branch, MS by deed of record in Book 43, Page 582, in the said Chancery Clerk's Office; thence run north 51 deg. 43 min. 17 sec. east 10.0 feet to the easternmost corner of said parcel; thence run north 51 deg. 44 min. west 10.0 feet to the northernmost corner of said parcel; thence run north 51 deg. 43 min. 17 sec. east 531.93 feet (call 532.40 feet) to a point in the Tennessee-Mississippi State Line; thence run north 52 deg. 11 min. 40 sec. east 756.70 feet to a point in the southwest R.O.W. (right-of-way) of the Burlington-Northern (Frisco) Railroad (100 feet wide); thence run south 36 deg. 17 min. 50 sec. east along said R.O.W. line a distance of 569.50 feet to a point in the Tennessee-Mississippi State Line, same being the northeast corner of a 15.0 acre tract conveyed to Underwood Glass Company by Warranty Deed recorded in Book 76, Page 61, in said Chancery Clerk's Office; thence continue south 36 deg. 17 min. 50 sec. east along said R.O.W.

line 568.04 feet to a point of curve; thence run south-eastwardly along said R.O.W. line, along a curve to the left having a radius of 5395.45 feet and a central angle of 6 deg. 04 min. 26 sec. (call radius 5590.62 feet and central angle 5 deg. 51 min. 42 sec. from deed) a distance of 571.96 feet to an iron pin found; thence run south 31 deg. 25 min. 27 sec. west a distance of 296.30 feet (call 296.0 ft.) to a spindle found in the south line of said Section 17; thence run south 89 deg. 33 min. 30 sec. west along said Section line and center line of Mineral Wells Road (State Line Road) a distance of 685.64 feet (call 685.30 feet) to the point of beginning, containing 40.027 acres, subject to 1.01 acres in Mineral Wells Road right-of-way and subject to easements of record.

The conveyance of this property is subject to the following exceptions:

1. applicable building, zoning and similar types of county or municipal ordinances;
2. recorded easements for public utilities;
3. recorded building and use restrictions;
4. rights, if any, of two month to month lessees presently occupying portions of the property;
5. 1984 advalorem taxes; and
6. any other exceptions shown in Schedule B of Tigor Title Insurance Company Policy # 0 101079, dated as of July 23, 1984.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on July 18, 1984.

CONTAINER GENERAL CORPORATION
a Nevada corporation

By: [Signature]

Attest: [Signature]

[Corporate Seal]



STATE OF TENNESSEE

COUNTY OF HAMILTON

Personally came and appeared before me, the undersigned authority in and for the jurisdiction aforesaid, the within named Thomas A. Sledge and _____, who, after having been first duly sworn, state on oath that they are the duly qualified Sub. Vice President and _____ of Container General Corporation and that in such capacity they did execute, seal and deliver the above and foregoing instrument of writing for and on behalf of said corporation, after having first been duly authorized so to do on the day and in the year therein mentioned.

Given under my hand and official seal of office, this the 18th day of July, 1984.

Carolyn D. Stanger
NOTARY PUBLIC

My Commission Expires:

January 7, 1987

Filed @ 11:40 A.M., July 23, 1984
Recorded in Book 172 Page 471
H. G. Ferguson, Clerk