This instrument prepared by: JACKSON, TANNER & REYNOLDS
Attorneys at Law
216 Third Avenue, North
WARRANTY DEED NashvilleTN 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judy's Foods, Inc.	Same	2DA-50780
(NAME) 6213 Charlotte Ave	(NAME) BOOK 5072 PAGE 459	106-77
(STREET ADDRESS OR ROUTE NUMBER) Nash. Tenn.	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of
TEN and no/100 ---------- ($10.00) ------- *DOLLARS*

cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged,

we, Donald F. Brookland, Jr., James H. Brookland, Cynthia Ann Brookland Holcomb and Kathleen L. Brookland,

have bargained and sold, and by these presents do transfer and convey unto the said Judy's Foods, Inc.,

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in the 3rd, formerly 15th Civil District of Davidson County, Tennessee, and being described according to a survey by Roger H. Fuqua, dated 30 August 1976, as follows:

BEGINNING at a concrete monument with a bronze cap stamped as "G-1" and being the most northeasterly forner of M. L. Cypress and J. B. Guttman Property as of record in Deed Book 4229, page 605, R.O.D.C. Tennessee (formerly W. Campbell Hobson property) and being N 35° 11' 20" E, 317.10 feet from the northerly margin of Murfreesboro Road (U.S. 41-70S) as measured along the southeasterly line of Byrd D. Cain, Jr., Trustee and Cypress and Guttman properties and also being the original point of beginning as noted in Deed from the State of Tenn. to G. M. Cooper et ux, as of record in Deed Book 1562, page 497, R.O.D.C. Tenn.; thence with the south line of the State of Tenn. property as of record in Deed Book 1303, page 291, R.O.D.C. Tennessee, N 34° 59' E, 116.00 feet to an iron pin; thence N 68° 20' E, 172.30 feet to an iron pin; thence S 55° 56' 25" E, 282.10 feet to an iron stake in the westerly line of Millwood Development Co. property, as of record in Deed Book 4314, page 341, R.O.D.C. Tenn; thence with the westerly line of said Millwood Development Co. property and the westerly line of Millwood Subdivision as of record in Book 4460, page 84, R.O.D.C. Tennessee (originally being the westerly line of Wm. H. Thoni property), S 34° 07' W, 515.60 feet to an iron pin at the northeasterly corner of Louise Martinez property as of record in Deed Book 4413, page 993, R.O.D.C. Tenn; thence with the northerly line of Martinez, N 45° 45' W, 80.00 feet to an iron pin; thence with the westerly line of

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 365,000.00
Subscribed and sworn to before me, this the 3rd day of September 19 76
Affiant
My commission expires
(Affix Seal)
Notary Public

Martinez, S 34° 07' W, 129.30 feet to an iron pin on the northerly margin of Murfreesboro Rd. (U.S. 41 & 70S); thence with the northerly margin of Murfreesboro Road, being parallel to and 30 feet north of the centerline of the northbound lane and original property line, N 45° 45' W. 312.80 feet to an iron pin at the southeast corner of Byrd D. Cain, Jr., Trustee property as of record in Book 5000, page 85, R.O.D.C. Tenn.; thence with the easterly line of Cain, Cypress and Guttman, N 35° 11' 20" E, 317.10 feet to the point of beginning and containing 4.959 acres.

Being the same property conveyed to Donald F. Brookland and wife, Dorothy A. Brookland, by deed from D. T. Kennard and wife, Mabel M. Kennard, as of record in Book 3222, page 342, Register's Office for Davidson County, Tennessee. The said Dorothy A. Brookland predeceased the said Donald F. Brookland. The said Donald F. Brookland died on 30 July 1975, leaving a widow, Kathleen L. Brookland, and three (3) children: Donald F. Brookland, Jr., James H. Brookland and Cynthia Ann Brookland Holcomb.

The before described property was devised to Donald F. Brookland, Jr., James H. Brookland and Cynthia Ann Brookland Holcomb, by Last Will and Testament of Donald F. Brookland, as shown of record in Will Book 114, page 437, Probate Office for Davidson County, Tennessee. The said Kathleen L. Brookland, widow of Donald F. Brookland, deceased, duly dissented from the Will, as shown of record in Minute Book 240, page 153, Probate Office for Davidson County, Tennessee. The Grantors, Donald F. Brookland, Jr., James H. Brookland, Cynthia Ann Brookland Holcomb and Kathleen L. Brookland join in this conveyance conveying all of their right, title and interest in and to the before described property.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Judy's Foods, Inc. *heirs and assigns, forever.*

And we *do covenant with the said* Judy's Foods, Inc. *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And we, Donald F. Brookland, Jr., James H. Brookland, Cynthia Ann Brookland Holcomb and Kathleen L. Brookland, *do further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Judy's Foods, Inc. *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 27th *day of* September, *19* 76, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald F. Brookland
James H. Brookland
Cynthia Ann Brookland Holcomb
Kathleen L. Brookland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John R. Reynolds, a Notary Public in and for said County and State, the within named Donald F. Brookland, Jr., James H. Brookland, Cynthia Ann Brookland Holcomb and Kathleen L. Brookland,

the bargainor...s., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21th day of September, 19 76

John R. Reynolds, Notary Public.

Commission Expires 26 August 1980

REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

Mail Walter, Saunders, Hatch & Harris
Attn: Janet Brady

WARRANTY DEED

FROM

DONALD F. BROOKLAND, JR. et al

TO

JUDY'S FOODS, INC.

SEP 27 76 CONV *
SEP 27 76 STAX B* 49.00
SEP 27 76 PRFEE B* .50
SEP 27 76 W DEED B* 8.00 * 95750

D6989

SEP 27 3 03 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE REFERENCE

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Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208