This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

Judy's Foods Inc.

TO

Jim P. Demos

For draftsman's use

This instrument prepared by:

CARROL D. KILGORE
200 Church Street, 4th Floor
Nashville, Tennessee 37201

BOOK 5475 PAGE 89

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim P. Demos (NAME)	Same (NAME)	part of
2627 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	106-7.7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS

$ 166,000 Jim P Demos
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July 1979.

Eve M. Cunningham
Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

Warranty Deed made on July 31, 1979, by Judy's Foods, Inc. of 6213 Charlotte Avenue, Nashville, Davidson County, Tennessee to Jim P. Demos of 2627 Gallatin Road, Nashville, Davidson County, Tennessee.

For and in consideration of the sum of one hundred and sixty-six thousand dollars, Judy's Foods, Inc., has this day bargained and sold and does hereby transfer and convey to Jim P. Demos the following tract of land and easement in Davidson County, Tennessee:

A tract of land referred to hereinafter as tract "A" in the First, formerly Third, Civil District of Davidson County, Tennessee, being more fully described as follows:

Beginning at an iron pin on the northeasterly margin of Murfreesboro Road, U.S. 41, Tenn. 70-S, at the westerly corner of the Louise Martinez tract (Book 4413, Page 993, R.O.D.C.), said iron pin is northwesterly a distance of 507.4' from the centerline of Millwood Drive and proceeding as follows:

1. With the northeasterly margin of Murfreesboro Road, N 45°45' W a distance of 145.80' to an iron pin; thence,
2. Severing the land of which this is a part, N 44°15' E a distance of 50.16' to an iron pin; thence,
3. N 35°11'20" E a distance of 324.25' to an iron pin; thence,
4. S 55° 53' E a distance of 207.38' to an iron pin; thence,
5. S 34°07' W a distance of 284.00' to an iron pin in an old fence line; thence,
6. N 45°45' W a distance of 80.00' to an iron pin; thence,
7. S 34°07' W a distance of 129.30' to the point of beginning and containing 73,207 square feet or 1.681 acres.

EASEMENT "A"
25-FOOT INGRESS & EGRESS EASEMENT

Judy's Foods, Inc. reserves a 25-foot Ingress and Egress Easement along the northwesterly side of tract "A", calls 2 and 3 above, being more fully described as follows:

Beginning at an iron pin at the northwesterly corner of the above described tract "A" and proceeding as follows:

1. N 44°15' E a distance of 50.16' to an iron pin; thence,
2. N 35°11'20" E a distance of 324.25' to an iron pin; thence,
3. S 55°53' E a distance of 25.00' to a point; thence,
4. S 35°11'20" W a distance of 326.70' to a point; thence,
5. S 44°15' W a distance of 52.14' to a point on the northeasterly margin of Murfreesboro Road; thence,
6. N 45°45' W a distance of 25.00' to the point of beginning and containing 9,416 square feet or 0.216 of an acre.

EASEMENT "B"
25-FOOT INGRESS & EGRESS EASEMENT

Judy's Foods, Inc. also grants to Jim P. Demos a 25-foot Ingress & Egress Easement, also along the northwesterly side of tract "A", calls 2 and 3 above, and running with the title to tract "A", being more fully described as follows:

Beginning at an iron pin at the northwesterly corner of the above described tract "A" and proceeding as follows:

1. N 45°45' W a distance of 25.00' to a point; thence,
2. N 44°15' E a distance of 48.18' to a point; thence,
3. N 35°11'20" E a distance of 321.80' to a point; thence,
4. S 55°53' E a distance of 25.00' to an iron pin; thence,
5. S 35°11'20" W a distance of 324.25' to an iron pin; thence,
6. S 44°15' W a distance of 50.16' to the point of beginning and containing 9,305 square feet or 0.214 of an acre.

All of the above is as described by a survey of Ragan-Smith & Associates, Inc., dated July 5, 1979, and is part of the property conveyed to Judy's Foods, Inc. by deed recorded in Book 5072, Page 459, R.O.D.C., Tennessee.

Tract "A" is subject to a 20-foot Permanent Sanitary Sewer and Storm Drainage Easement conveyed to the Metropolitan Government of Davidson County in Book 4651, Page 30, R.O.D.C., Tennessee.

Tract "A" is also subject to a 25-foot Egress and Ingress Easement as set out in deed from the State of Tennessee to G. M. Cooper, et ux., Bessie S. Cooper, recorded in Deed Book 1562, Page 497, R.O.D.C., Tennessee.

Tract "A" is also subject to a restrictive covenant that any building located on said tract "A" shall be set back at least 40 feet from the northeasterly margin of Murfreesboro Road. Such restrictive convenant shall run with said tract "A" and shall be binding for a period of thirty years from the date hereof.

Judy's Foods, Inc., covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a right to convey it and that the same is unencumbered except for 1979 taxes not yet due and payable and easements, covenants and restrictions of record.

And Judy's Foods, Inc. does further covenant and bind itself, its assigns and successors, to warrant and forever defend the title to the said Jim P. Demos, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Judy's Foods, Inc. has caused its name to be signed hereto by its duly authorized officer on said day and date first written above.

JUDY'S FOODS, INC., a Tennessee Corporation

M. P. Friedman

Marvin P. Friedman, Chairman of the Board

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Nancy L. Hyde, a notary public of the state and county aforesaid, personally appeared M. L. Davidson, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Chm of the Board of Judy's Foods, Inc., the within named bargainor, a corporation, and that he as such Chm of the Board, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Chm of the Board.

Witness my hand and seal, at office in Nashville, Tn, this 31st day of July, 1979.

Nancy L. Hyde
Notary Public

My Commission Expires: Oct 10, 1981

F. 4. 3. 5. 3. 4

IDENTIF. REFERENCE

AUG 1 1 49 PM '79

FELIX Z. WILSON II REGISTEF
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5475 PAGE 92

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

16[illegible].00- CO
431.60 CO TX
.50 PRFE[illegible]
9.00 WDEED
CHECK 4[illegible].10-
0810A08/01/79 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 4. 3 5. 3. 4

T
IDENTIF. REFERENCE

AUG 1 1 49 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 701416