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FROM

Property Investors, A Partnership,
Bobby J. Raines, James H. Neeld, III,
Syble J. Eberhart Stephens
TO

Nashville Frozen Foods Corp.

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nashville Frozen Foods Corp. (NAME)	SAME (NAME)	Map 94-5
1400 Davidson Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 108
Nashville, TN (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

$ 784,000.00 Jack S. Shahan Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 1980

Notary Public

MY COMMISSION EXPIRES: Oct. 17, 1982

(AFFIX SEAL)

Prepared by James H. Neeld, III
Perry, Crockett, Morrison & Starling
1500 Deposit Guaranty Plaza
Jackson, Mississippi 39205

RECORDED

MAR 20 2 58 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

IDENTIF. REFERENCE

F.8 1 4 8 4

03/20 2053.90- CHECK

9032

WARRANTY DEED

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FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10), cash in hand paid, receipt whereof is hereby acknowledged, PROPERTY INVESTORS, A PARTNERSHIP, and BOBBY J. RAINES, JAMES H. NEELD, III, and SYBLE J. EBERHART STEPHENS, in their individual capacities, and SYBLE J. EBERHART STEPHENS, in her capacity as Executrix of the Estate of Van H. Stephens, Deceased have bargained and sold, and by these presents do transfer and convey unto the said NASHVILLE FROZEN FOODS CORP., a Tennessee corporation, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A parcel of land in the 1st Civil District, Nashville, Davidson County, Tennesse, being Lot No. 5 on the Plan of Inner-City Industrial Park, Section 5, as of record in Book 4715, page 97, Register's Office for said County, Tennessee, more particularly described as follows:

BEGINNING at a concrete monument in the southerly margin of Davidson Street, 230.67 feet east of the northeast corner of Lot 3, Section 3, Inner-City Industrial Park, as of record in Book 4715, page 77, said Register's Office; thence N 71° 57' E, 350.80 feet to a concrete monument, the beginning of a curve to the right; thence, with said curve having a radius of 311.3 feet, a central angle of 3° 32' and a distance of 19.20 feet to a concrete monument; thence leaving Davidson Street, S 18° 03' E, passing a witness monument at 228.00 feet and a total distance of 285.31 feet to the low water line of the Cumberland River; thence, along said river, S 61° 34' W, 42.01 feet to a point; thence S 62° 48' 07" W, 332.89 feet to a point; thence, leaving said river, N 18° 03' W, passing a witness monument at 51.4 feet and a total distance of 346.40 feet to a concrete monument, the point of beginning. Containing 2.69 acres, more or less.

Being part of the same real property conveyed to Inner-City Investment Limited by deed of Nashville Bridge Company of record in Book 4492, page 438, Register's Office for Davidson County, Tennessee. This conveyance is subject to the easements, witness line, notes and condition of owner's certificate as shown on the plan of record in Book 4715, page 77, said Register's Office and to the restrictive covenants of record in Book 4821, page 421, said Register's Office.

BEING the same property conveyed to PROPERTY INVESTORS, a Partnership composed of VAN H. STEPHENS, BOBBY J. RAINES, and JAMES H. NEELD, III, by deed from INNER-CITY INVESTMENT LIMITED, with Walter G. Knestrick and Ervin M. Entrekin as General Partners, of record in Book 4821, page 425, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said NASHVILLE FROZEN FOODS CORP., its successors and assigns, forever. And it does covenant with the said NASHVILLE FROZEN FOODS CORP. that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as otherwise indicated herein.

And PROPERTY INVESTORS, a Partnership, and James H. Neeld, III, Bobby J. Raines, and Syble J. Eberhart Stephens, do further covenant and bind themselves, their successors and representatives to warrant and forever defend the title to the said land to the said NASHVILLE FROZEN FOODS CORP., its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 17th day of March, 1980.

PROPERTY INVESTORS, A PARTNERSHIP

BY: _____
JAMES H. NEELD, III, PARTNER

BY: _____
BOBBY J. RAINES, PARTNER

_____
JAMES H. NEELD, III, INDIVIDUALLY

_____
BOBBY J. RAINES, INDIVIDUALLY

_____
SYBLE J. EBERHART STEPHENS, INDIVIDUALLY

_____
SYBLE J. EBERHART STEPHENS, Executrix of the Estate of Van H. Stephens, Deceased

STATE OF Mississippi
COUNTY OF Hinds

BEFORE ME, the undersigned a Notary Public of the State and County aforesaid, personally appeared JAMES H. NEELD, III and BOBBY J. RAINES, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be Partners of PROPERTY INVESTORS, and that they, as such Partners, being authorized so to do, executed the foregoing Warranty Deed for the purposes therein contained, by signing the name of the Partnership by themselves as Partners.

WITNESS MY HAND AND SEAL, at office in Jackson, Mississippi, this the 17th day of March, 1980.

_____
NOTARY PUBLIC

My commission expires:
April 4, 1981

STATE OF Mississippi
COUNTY OF Hinds

BEFORE ME, the undersigned, a Notary Public of the State and County aforeaid, personally appeared JAMES H. NEELD, III, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this the 17th day of March, 1980.

NOTARY PUBLIC

My commission expires:
April 4 1981

STATE OF Mississippi
COUNTY OF Hinds

BEFORE ME, the undersigned, a Notary Public of the State and County aforeaid, personally appeared BOBBY J. RAINES, with whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this the 19th day of March, 1980.

NOTARY PUBLIC

My commission expires:
April 4, 1981

STATE OF Mississippi
COUNTY OF Hinds

BEFORE ME, the undersigned, a Notary Public of the State and County aforeaid, personally appeared SYBLE J. EBERHART STEPHENS, with whom I am personally acquainted and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, this the 19th day of March, 1980.

NOTARY PUBLIC

My commission expires:
April 4, 1981

STATE OF Mississippi
COUNTY OF Hinds

BEFORE ME, the undersigned, a Notary Public of the State and County aforesaid, personally appeared SYBLE J. EBERHART STEPHENS, with whom I am personally acquainted, in her capacity as Executrix of the Estate of Van H. Stephens, Deceased, and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained in her capacity as Executrix as aforesaid.

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WITNESS MY HAND AND SEAL, this the 10th day of March, 1980.

NOTARY PUBLIC

My Commission Expires:

April 4, 1981

THIS DOCUMENT PREPARED BY:

JAMES H. NEELD, III
PERRY, CROCKETT, MORRISON & STARLING
P. O. BOX 22628
JACKSON, MS 39205
(601) 948-8820

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

784000.00- CO
2038.40 CO TX
.50 PRFEE
15.00 WDEED
CHECK 2053.90-
9032A03/20/80 64L .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 81484

IDENTIF. REFERENCE

MAR 20 2 58 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 748108