427 HIGH STREET
CHATTANOOGA TN 37402
(615) 756-4154

Lawyers Title Insurance Corporation

CHATTANOOGA BRANCH OFFICE

To Be Assigned
jk

WARRANTY DEED

BOOK 5681 PAGE 39

FILE NO._____

NORTH CAROLINA
STATE OF ~~TENNESSEE~~ COUNTY OF FORSYTH

THIS INDENTURE, Made the 21st day of October, 1980, between

CONSOLIDATED FOODS CORPORATION, a Maryland corporation

~~of the County of~~ ~~and State of Tennessee~~, as party or parties of the first part, hereinafter called Grantor, and

OXFORD SERVICES INC., a Delaware corporation

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective ~~heirs~~, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, that property described in Exhibit "A" attached hereto and by reference made a part hereof.

This conveyance is made subject to all valid easements and restrictions of record, including those herein.

RUSH

61-8486

IDENTIF. REFERENCE

Nov 20 3 52 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Address of Grantee	Mail Tax Notice to	Map Parcel No.
Oxford Services Inc. 1445 Marietta Boulevard N.W. Atlanta, Georgia 30318	Oxford Services Inc. 1445 Marietta Boulevard N.W. Atlanta, Georgia 30318	

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appeartaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

Grantor warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons whomsoever. Additional provisions of this Warranty Deed are attached hereto as Exhibit "B"and incorporated herein by reference.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

CONSOLIDATED FOODS CORPORATION

(SEAL)

BY: _____
Its: Executive Vice President

ATTEST: _____
Its: Assistant Secretary

STATE OF ~~TENNESSEE~~ NORTH CAROLINA
COUNTY OF Forsyth

Before me, Karen A. Makas, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Robert E. Elberson and Charles Y. Lackey, with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the Executive Vice President and Assistant Secretary respectively of CONSOLIDATED FOODS CORPORATION, the within named bargainor, a corporation, and that they, as such Executive Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Executive Vice President and Assistant Secretary.

IN WITNESS WHEREOF I have hereunto set my hand and notarial seal.

This 21st day of October 1980.

Karen A. Makas
Notary Public

My Commission expires:

October 28, 1984

STATE OF NORTH CAROLINA
COUNTY OF _____

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

OXFORD SERVICES INC.

By: _____
Title: V.P. - Finance

Subscribed and sworn to before me on this the 27 day of October, 1980

Livian North
Notary Public

My Commission Expires:

January 12, 1981

Notary Public, Georgia, State at Large
My Commission Expires Jan. 12, 1981

EXHIBIT "A"

All that certain tract or parcel of land in Nashville, Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on The Nashville Housing Authority Subdivision Number Two, as of record in Book 4300, Page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 200 feet on the west side of North First Street and extends back between lines 230.54 feet and 197.56 feet on the south line, to a dead line in the rear on which it measures 202.49 feet.

TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON.

Being property conveyed to The Nashville Housing Authority, by deeds of record in Book 3735, page 602, Book 3224, page 279, Book 3248, page 405, Book 3182, page 455, Book 3222, page 319, Book 3222, page 319, Book 3181, page 137, and Book 3375, page 376, and by Decree of the Circuit Court of record in Minute Book 62, pages 313-589, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

The property described herein this Warranty Deed is hereby conveyed subject to the restrictions which are hereby declared to be covenants running with the land and which shall be binding upon the Grantor and the Grantee and all subsequent purchasers, owners, lessees and successors in interest, set forth in the "Restrictive Covenants Running with the Land of The Nashville Housing Authority in the East Nashville Urban Renewal Project", of record in Book 3368, page 23, Register's Office of Davidson County, Tennessee, which are specifically made a part hereof by reference.

Said property is conveyed subject to the following easements, to-wit:

1. All easements recorded in the Register's Office of Davidson County, Tennessee.

2. The Plan of record in Book 4300, page 67, said Register's Office, shows an Owner's Certificate, a 15-foot minimum building setback line from North First Street, and a 3 x 15 foot utility anchor easement located 85 feet South from the north line and easement for public utilities along the rear portion of lot, including an 8 inch sewer easement.

The effective date of this conveyance is the 21st day of December, 1978 which is one day after the Grantee herein was formed as a wholly-owned subsidiary corporation of the Grantor herein and at which time certain assets (including the property described herein this Warranty Deed) were transferred from the Grantor herein to the Grantee herein.

STATE OF _____

COUNTY OF _____

AFFIDAVIT BOOK 5681 PAGE 43

The undersigned, Doran C. Rose (hereinafter referred to as "Affiant"), who, being first duly sworn, deposes and says that Affiant was the former President of Oxford Building Services, Inc., a Tennessee corporation (hereinafter referred to as the "Corporation"), and Affiant was also the former President of Oxford Building Services, Inc., a Georgia corporation (hereinafter referred to as "Oxford"), and that the Corporation was the owner in fee simple of certain real property located in Davidson County, Tennessee (said real property being more particularly described in Exhibit "A" attached hereto and by reference made a part hereof, and being hereinafter referred to as the "Property"). Affiant further deposes and says that, to the best of the knowledge and belief of Affiant:

1. That the Corporation acquired title to the Property by virtue of a Warranty Deed from The Nashville Housing Authority, as grantor, to the Corporation, as grantee, dated October 11, 1971, and recorded in Book 4544, Page 98, Davidson County, Tennessee Register's Office.
2. That the Corporation was dissolved, and a certified copy of the Articles of Dissolution is attached hereto as Exhibit "B" and by reference made a part hereof.
3. That the sole shareholder of the Corporation was Oxford.
4. That Oxford was dissolved, and a certified copy of the Articles of Dissolution is attached hereto as Exhibit "C" and by reference made a part hereof.
5. That the sole shareholder of Oxford was Consolidated Foods Corporation, a Maryland corporation.

6. That by operation of law, fee simple title to the Property was vested in Consolidated Foods Corporation, upon the dissolution of the Corporation and upon the dissolution of Oxford.

This Affidavit is given with the knowledge that it may be relied upon by any attorney certifying the title to the Property, or any title insurance company insuring the title to the Property.

STATE OF _____)
)ss.
COUNTY OF _____)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed same for the purposes therein contained.

Witness my hand and official seal, this _____ day of _____, A.D. 19___.

_____
Notary Public in and for
said State and County

My commission expires _____.

(SEAL)

EXHIBIT "A"

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TOGETHER WITH ALL IMPROVEMENTS LOCATED THEREON.

Being property conveyed to The Nashville Housing Authority, by deeds of record in Book 3735, page 602, Book 3224, page 279, Book 3248, page 405, Book 3182, page 455, Book 3222, page 319, Book 3222, page 319, Book 3181, page 137, and Book 3375, page 376, and by Decree of the Circuit Court of record in Minute Book 62, pages 313-589, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

State of Tennessee

BOOK 5681 PAGE 46

Department of State

I, GENTRY CROWELL, Secretary of State of the State of Tennessee, do hereby certify that the annexed is a true and correct copy of the Articles of Dissolution of

OXFORD BUILDING SERVICES, INC.

which was recorded in this office on August 14, 1972 in Surrendered Book Volume 35, Page 2449

IN WITNESS WHEREOF, I have hereto affixed my signature and the Great Seal of the State, at Nashville, this 22nd day of August in the year of our Lord nineteen hundred Eighty

Gentry Crowell

Secretary of State

BOOK 5681 PAGE 47

ARTICLES OF DISSOLUTION PURSUANT TO SECTION 12.07 OF THE TENNESSEE GENERAL CORPORATION ACT OF OXFORD BUILDING SERVICES, INC.

Pursuant to the provisions of Section 12.07 of the Tennessee General Corporation Act, the undersigned corporation submits the following articles of dissolution for the purpose of dissolving the corporation:

1. The name of the corporation is

OXFORD BUILDING SERVICES, INC.

2. A statement of intent to dissolve the corporation was filed with the Secretary of State of the State of Tennessee on August 14, 1972, pursuant to the provisions of Section 12 02 of the Tennessee General Corporation Act.

3. All debts, obligations and liabilities of the corporation have been paid and discharged, or adequate provision has been made therefor.

4. If a corporation for profit, all remaining property and assets of the corporation have been distributed among its shareholders in accordance with their respective rights and interests.

5. There are no suits pending against the corporation in any court, in respect of which adequate provision has not been made for the satisfaction of any judgment, order or decree which may be entered against it.

Dated May 24, 1972.

OXFORD BUILDING SERVICES, INC.

By Robert A. Cook Sr.

RECORDER'S MEMO:

BOOK 5681 PAGE 48

SURRENDER BOOK VOLUME 35, PAGE 2450

I, JOE C. CARR, Secretary of State, do hereby certify that the within and foregoing instrument, with certificate attached, the foregoing of which is a true copy, was this day registered and certified by me.

This 12th day of March 1973.

JOE C. CARR

SECRETARY OF STATE

FEE: $10.00

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This
Document Unsatisfactory When Received.

EXHIBIT "C"

State of Georgia

BOOK 5681 PAGE 49

OFFICE OF SECRETARY OF STATE

I, David B. Poythress, Secretary of State of the State of Georgia, do hereby certify that

the six pages of photographed printed matter hereto attached is a true and correct copy of the

articles and certificate of dissolution

for

"OXFORD BUILDING SERVICES, INC."

a corporation created under the laws of the State of Georgia, as the same appears of file and record in the Office of the Secretary of State.

IN TESTIMONY WHEREOF I have hereunto set my hand and affixed the seal of my office, at the Capitol in the City of Atlanta, this 25th day of August in the year of our Lord One Thousand Nine Hundred and XXXX Eighty and of the Independence of the United States of America the Two Hundred and Five

SECRETARY OF STATE Ex Officio Corporation Commissioner of the State of Georgia

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

DUPLICATE

BOOK 5681 PAGE 50

State of Georgia

OFFICE OF SECRETARY OF STATE

I, Ben W. Fortson, Jr., Secretary of State of the State of Georgia, do hereby certify that

"OXFORD BUILDING SERVICES, INC.", a corporation originally incorporated in the County of Fulton, was on the 7th day of November, 1973, duly dissolved and its charter surrendered under the laws of the State of Georgia by the Superior Court of Fulton County, in accordance with the certified copy hereto attached and that the original dissolution has been duly filed in the office of the Secretary of State and the fees paid therefor, as provided by law.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of office, at the Capitol, in the City of Atlanta, this 7th day of November in the year of our Lord One Thousand Nine Hundred and Seventy Three and of the Independence of the United States of America the One Hundred and Ninety-Eighth.

Ben W. Fortson Jr.

Secretary of State, Ex-Officio Corporation Commissioner of the State of Georgia.

ARTICLES OF DISSOLUTION

OF

OXFORD BUILDING SERVICES, INC.

BOOK 5681 PAGE 51

FIRST: The name of the corporation is OXFORD BUILDING SERVICES, INC.

SECOND: On the 30th day of June, 1972, the corporation filed a Statement of Intent to Dissolve with the Secretary of State of the State of Georgia.

THIRD: A copy of the Statement of Intent to Dissolve has been filed with the State Revenue Commissioner.

FOURTH: All debts, obligations and liabilities of the corporation have been paid or discharged, or adequate provision has been made therefor.

FIFTH: All the remaining property and assets of the corporation have been distributed to its shareholders in accordance with the shareholders' interest in the corporation.

SIXTH: There are no suits pending against the corporation in any court.

IN WITNESS WHEREOF, OXFORD BUILDING SERVICES, INC. has caused these Articles of Dissolution to be executed by its authorized officers this 16th day of October, 1973.

OXFORD BUILDING SERVICES, INC.

BY: Dave Center
Dave Center, Vice President

ATTEST: Robert I. Paller
Robert I. Paller
Assistant Secretary

(Corporate Seal)

C E R T I F I C A T E

BOOK 5681 PAGE 52

It is hereby certified that all tax returns which are due the State of Georgia by Oxford Building Services, Inc. have been filed.

Executed this 26th day of October, 1973.

OXFORD BUILDING SERVICES, INC.

BY: Dave Center
Dave Center, Vice President

ATTEST: Robert I. Paller
Robert I. Paller,
Assistant Secretary

(Corporate Seal)

IN THE

SUPERIOR COURT OF FULTON COUNTY

STATE OF GEORGIA

BOOK 5681 PAGE 53

The petition of Oxford Building Services, Inc., Petitioner, respectfully shows to the court as follows:

1.

Petitioner desires to be dissolved as a corporation under the laws of the State of Georgia.

2.

The Articles of Dissolution of Oxford Building Services, Inc. executed by the President and attested by the Secretary are attached hereto.

3.

The Certificate of the Corporation that all tax returns which were due the State of Georgia have been filed is attached hereto.

WHEREFORE, your petitioner prays that the Articles of Dissolution of Oxford Building Services, Inc. be granted.

SMITH, COHEN, RINGEL, KOHLER, MARTIN & LOWE

BY: Thomas D Perrie

Thomas D. Perrie
Attorneys for Petitioner

RECEIVED
NOV 7 4 16 PM '73
DEN W. LORTSON, JR.
SECRETARY OF STATE

O R D E R

BOOK 5681 PAGE 54

The Articles of Dissolution of Oxford Building Services, Inc. having been examined and found lawful,

IT IS HEREBY ORDERED that the Articles of Dissolution of Oxford Building Services, Inc. be and the same are hereby granted.

This 7 day of ~~October~~ November, 1973.

JUDGE, SUPERIOR COURT OF FULTON COUNTY, GEORGIA

STATE OF GEORGIA

COUNTY OF FULTON

BOOK 5681 PAGE 55

I, BARBARA J. PRICE, Clerk of the Superior Court of Fulton County, Georgia, do hereby certify that the within and foregoing is a true and correct copy of petition of OXFORD BUILDING SERVICES, INC.

for ~~XXXXX~~ ARTICLES OF DISSOLUTION

and the Order of Court thereon allowing same, all of which appears of file and record in this Office.

Given under my hand and seal of Office

This the 7th day of NOV., 1973.

Barbara J. Price
CLERK OF SUPERIOR COURT
FULTON COUNTY, GEORGIA

B16-047-665

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5681 PAGE 56

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
			150000.00- CO 390.00 CO TX .50 PRFEE 51.00 WDEED CHECK 441.50- 5790A11/20/80 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1 8 4 8 6

IDENTIF. REFERENCE

Nov 20 3 52 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 793206