Part 2 120-99 KS

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BOOK 5737 PAGE 698

IDENTIF. REFERENCE

APR 27 4 19 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

This Instrument Prepared By:
DEARBORN & EWING
Suite 1200
One Commerce Place
Nashville, TN 37239

WARRANTY DEED

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Spartan Food Systems, Inc. | Spartan Food Systems, Inc. | |
| P. O. Box 5663 | P. O. Box 3168 | |
| Spartanburg, S.C. 29304 | Spartanburg, S.C. 29304 | |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this conveyance is $ Sixty-Seven Thousand One Hundred Forty and 00/100 Dollars ---------- ($67,140.00).

Subscribed and sworn to before me this 22nd day of April, 1981.

Claudia W. Pickrahn
NOTARY PUBLIC

CLAUDIA W. PICKRAHN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires: April 17, 1983

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Oman Construction Company, Inc., hereinafter referred to as the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto Spartan Food Systems, Inc., a Delaware corporation with its principal office and place of business in Spartanburg, South Carolina, hereinafter referred to as the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO-WIT:

Beginning at the point of intersection of the southerly margin of Murfreesboro Pike and the easterly margin of McGavock Pike;

Thence, with the westerly boundary to Vine Street Realty Company of record in Book 3097, page 614, R.O.D.C., S 03° 44' W, 425.22 feet to a point;

Thence, N 65° 11' W, 102.00 feet to the easterly margin of said McGavock Pike;

Thence, with said margin N 17° 30' E, 400.00 feet to the point of beginning.

Containing 20,231 square feet or 0.46 acre, more or less.

Being a part of the property conveyed to Oman Construction Company by deed from Kemmons Wilson and Belz Investment Company, as of record in Book 4689, page 510, R.O.D.C.

The herein described tract or parcel of land conveyed hereby is subject to those liens, encumbrances, and other matters set forth in Exhibit "A" attached hereto and incorporated herein by reference as fully as though copied verbatim.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR 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 set out in Exhibit "A" attached hereto; and GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on behalf of the Grantor corporation, this 22nd day of April, 1981.

OMAN CONSTRUCTION COMPANY, INC.

George A. Collin, Vice President
ATTEST

BY: Stirton Oman, Jr.

STATE OF TENNESSEE )
COUNTY OF ) DAVIDSON

Before me, Claudia W. Pickard, a Notary Public within and for the State and County aforesaid, personally appeared Stirton Oman, Jr., and George A. Collin, with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Chairman of the Board and Vice President respectively of the Oman Construction Company, Inc. the within named bargainor, a corporation, and that they as such Chairman of the Board and Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Stirton Oman, Jr., as such Chairman of the Board and attesting the same by the said George A. Collin as such Vice President.

WITNESS my hand and official seal at office at Nashville, Tennessee, on this 22nd day of April, 1981.

Claudia W. Pickard
NOTARY PUBLIC

My Commission Expires: April 17, 1983

CLAUDIA W. PICKARD NOTARY PUBLIC AT LARGE

1. 10-foot public utilities easement along the southerly margin of Murfreesboro Road;

2. 10-foot public utilities easement along the easterly margin of McGavock Pike;

3. A 5-foot x 15-foot anchor easement 120± feet north of the southwest corner on McGavock Pike;

4. A 15-foot minimum building set back line along the southerly right-of-way of Murfreesboro Road.

5. A right-of-way dedication along the southerly margin of Murfreesboro Road and the easterly margin of McGavock Pike at the intersection of said roads.

6. Taxes for 1981, a lien; but not yet due and payable.

7. Such matters as may appear on the plan of SEVEN OAKS COMMERCIAL AREA, of record in Book 5210, page 356, the Register's Office for Davidson County, Tennessee, superceding, voiding and vacating the recording of a portion of proposed commercial area shown on SEVEN OAKS, SECTION NO. 2, as of record in Book 2133, page 36, said Register's Office.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____ BOOK 5737 PAGE 701

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 67140.00- | CO |
| | | | 174.46 | CO TX |
| | | | .50 | PRFEE |
| | | | 9.00 | WDEED |
| | | | CHECK | 183.96- |
| 2333A04/27/81 | | | BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE T

APR 27 4 19 PM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 818746