G.3.9.0.6 9

BOOK 5737 PAGE 702

file

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

2334

04/27 319.94- CHECK

IDENTIF. REFERENCE

Apr 27 4 20 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

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

pt of map 120.
par. 51 pr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ One Hundred Nineteen Thousand Three Hundred Sixty and 00/100 Dollars ----------($119,360.00).

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

Claudia C. Richardson
NOTARY PUBLIC

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, Vine Street Realty Company, 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 said margin of Murfreesboro Pike with a curve to the left 140.00 feet to a monument, said curve having a radius of 4113.5 feet, a central angle of 01° 57' and a tangent distance of 70.01 feet;

Thence, leaving said margin with a line parallel to McGavock Pike S 17° 30' W, 400.00 feet to a point;

Thence, N 65° 11' W, 37.99 feet to the easterly boundary to Oman Construction Company, Inc. of record in Book 4689, page 510, R.O.D.C.;

Thence, with said boundary N 03° 44' E, 425.22 feet to the point of beginning.

Containing 35,245 square feet or 0.81 acre, more or less.

Being part of the property conveyed to Vine Street Realty Company by deed from Oman Construction Company, Inc. as of record in Book 3097, page 614, 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 by reference herein 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 my hand on behalf of the Grantor corporation, this 22nd day of April, 1981.

VINE STREET REALTY COMPANY

George A. Collin, Ass't Sec'y.
ATTEST

BY: G F Cole 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 G. F. Cole, Jr., and George A. Collin, with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Vice President and Ass't. Secretary respectively of the Vine Street Realty Company, the within named bargainor, a corporation, and that they as such Vice President and Ass't. Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said G. F. Cole, Jr., as such Vice President and attesting the same by the said George A. Collin as such Ass't. Secretary.

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 DAVIDSON COUNTY, TENN.

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 10-foot x 25-foot Public Utilities Easement in the northeast corner.

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, 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 705

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
			119360.00- CO	
			310.44 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 319.94-	
2334A04/27/81			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G39069

IDENTIF. REFERENCE

APR 27 4 20 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 818747