FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Mike Rose
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Jan. 1982

Sue Gupton
Notary Public

MY COMMISSION EXPIRES: 4-17-83
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
JOHN G. DOAK, ATTORNEY - 2740-A Old Lebanon Rd., Nashville, TN 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Rose Foods, Inc. (NAME)	Same (NAME)	9/0 94-4-2 15 8
189 Spence Lane P.O.Box 22193 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN. 37202 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, DON H. WARE (being married, but subject property is not a residence and is not the principal place of residence as he maintains residence elsewhere) HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MIKE ROSE FOODS, INC.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being a part of Tract 4 on a survey of Riverhills Industrial Park, dated November 1, 1979, and being described by a survey of A & A Engineers Inc., dated December 29, 1981, as follows:

BEGINNING with a concrete monument being the northeast corner of River Hills Industrial Park a resubdivision of Lot 3, Section Six, as of record in Book 4660, page 76, Register's Office for Davidson County, Tennessee, being in the western right-of-way margin of Spence Lane also being in the centerline of a T.V.A. Line; thence with the said margin N 22° 03' 07" W 50.33 feet to an iron pin; thence leaving said margin S 61° 47' 52" W 521.97 feet to an iron pin in the eastern right-of-way margin of the L & N Railroad; thence with said margin S 24° 37' 16" E 50.09 feet to a concrete monument; thence leaving said margin and with the centerline of a T.V.A. Line N 61° 47' 52" E 519.71 feet to the point of beginning, containing 0.60 acres, more or less.

BEING part of the same property conveyed to Don H. Ware by Installment Deed of record in Book 5545, page 817, Register's Office for Davidson County, Tennessee.

This conveyance is subject to a T.V.A. easement which covers it in its entirety.

This is unimproved (X) improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 this _____ day of _____, 19____

DON H. WARE: Don H. Ware Jan. 6, 1982

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DON H. WARE

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6 day of January, 19 82

Commission expires 4-17-83

Janet Watson
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
DON H. WARE

TO
MIKE ROSE FOODS, INC.

G 74506

RUSH

IDENTIF. REFERENCE

JAN 7 2 13 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

01/07 32.50 CASH

6269

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

RECEIVED OF _____

FOR _____

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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
			10[illegible].00- CO	
			26.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CASH	32.50-
6269A01/07/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G74506

IDENTIF. REFERENCE

JAN 7 2 13 PM '82

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

No. 861052