FROM: A-D-H Partnership

TO: Casa Gallardo, Inc., a Missouri corporation

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:
Casa Gallardo, Inc.
11715 Administrative Drive
Suite 211
St. Louis, Missouri 63141

Send Tax Bills to: SAME

Map-Parcel No.
103-14
Par 117 Is

STATE OF)
COUNTY OF)

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The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

William W. Earthman
Affiant

Subscribed and sworn to before me, this the 15th day of October, 1981.

Melany R. Hales
Notary Public

My Comm. Expires: 7/21/85

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Joe C. Davis, William R. DeLoache, Jr., and Lyt C. and Leona D. Anderson, partners d/b/a A-D-H partnership, a Tennessee general partnership, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Casa Gallardo, Inc., a Missouri corporation, hereinafter called the GRANTEE, its successors 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 formerly the 8th Civil District of Davidson County, Tennessee, being Lot No. 1, on the Plan of Lions Head Village West, Section Two, as of record in Book 5190, page 445, Register's Office for said County, described as follows:

BEGINNING at a monument in the northeasterly margin of White Bridge Pike, said monument placed at the southwesterly corner of Lions Head Village of record in Book 5210, page 200, Register's Office for Davidson County, Tennessee, and also being located 595 feet, more or less, west of the intersection of White Bridge Pike and Post Place; thence with the said margin of said Pike; North 54° 00' West 241.00 feet to a brass cap in the easterly margin of a joint access easement; thence with said access easement North 36° 00' East 48.59 feet to an iron pin, the beginning of a curve to the left, having a radius of 105.47 feet, a central angle of 33° 10', a tangent of 31.41 feet, a distance of 61.06 feet to an iron pin; thence continuing with said margin of said access easement and a curve to the right having a radius of 25.00 feet, a central angle of 83° 25' a tangent of 22.28 feet, a distance of 36.40 feet to an iron pin; thence continuing with said joint access easement, North 86° 14' east 83.72 feet to an iron pin, the beginning of a curve to the right having a radius of 349.10 feet, a central angle of 15° 20' a tangent of 47.00 feet, a distance of 93.44 feet to an iron pin in the westerly line of Lions Head Village, of record in Book 5210, page 200, Register's Office for Davidson County, Tennessee; thence with the said westerly line of Lions Head Village, South 11° 35' West 266.00 feet to the point of beginning, and containing 0.932 acres, more or less.

TOGETHER with a NON-EXCLUSIVE Joint Access easement lying to the north and west of the property hereindescribed, and as shown on the Plan of Lions Head Village West, Section Two, of record in Book 5190, page 445, Register's Office for Davidson County, Tennessee, and together with a Cross Parking Agreement by and between A-D-H and Dayton-Hudson Corporation of record in Book 5663, page 325, said Register's Office.

BEING property conveyed to A-D-H Partnership, by deed from United States of America, through its legal Agent, the Tennessee Valley Authority, of record in Book 5571, page 811, Register's Office for Davidson County, Tennessee, and also being the same property Leased to CASA GALLARDO, INC., a Missouri corporation, a subsidiary of General Mills, Inc., as the "LESSEE" and as the "VENDEE" by Agreement for Sale of Real Estate, enterd into by and among Joe C. Davis, William R. DeLoache, Jr., and Lyt C. and Leona D. Anderson, partners d/b/a A-D-H Partnership, herein called the Seller and MADA, Inc., a New Jersey corporation herein called the Buyer, filed in Book 5698, page 940, Register's Office for Davidson County, Tennessee, and the Net Ground Lease, entered into by and amoung Joe C. Davis, William R. DeLoache, Jr., and Lyt C. and Leona D. Anderson, partners d/b/a A-D-H Partnership as the Lessor and M.A.D.A., Inc. a New Jersey corporation as the Lessee, of record in Book 5698, page 966, Register's Office for Davidson County, Tennessee, Assignment and Assumption Agreement by and between M.A.D.A., Inc., a New Jersey corporation, as Assignor, and Casa Gallardo, Inc., a Missouri corporation, a subsidiary of General Mills, Inc., as Assignee, by instrument of record in Book 5698, page 980, said Register's Office, and an Amendment to Agreement for Sale of Real Estate, by and between Joe C. Davis, William R. DeLoache, Jr., and Lyt C. and Leona D. Anderson, partners d/b/a A-D-H Partnership, as Seller and Casa Gallardo, Inc., a Missouri corporation and a subsidiary of General Mills, Inc., as Buyer, of record in Book 5698, page 985, 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 GRANTEE, its successors and assigns, forever, and we do covenant with the said GRANTEE 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, except as follows:

1. The Plan of record in Book 5190, page 445, said Register's Office, shows an Owner's Certificate, a 25 foot Storm drainage easement along the easterly line; an 8" sewer line with manhole; a 20 foot minimum building setback line; and a public utility easement in which there is located a 12" Gas Line along the southerly line from White Bridge Road, and the following notes:

Access to White Bridge Road limited to location shown;

No building permit will be issued until final grading and drainage plan is approved by the Metropolitan Department of Public Works; and

This property is zoned 'Commercial Planned Unit Deveopment'; Final Site Plan must be reviewed by Metropolitan Planning Commission.

2. Restrictive Covenants of record in Book 5581, page 912, Register's Office for Davidson County, Tennessee.

3. Rights of others in and to certain easements for ingress and egress in a certain 'Easement Agreement', of record in Book 5581, page 921, and re-recorded in Book 5603, page 793, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance from A.D.H. Properties, to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 5597, page 699, Register's Office for Davidson County, Tennessee.

5. Cross Parking Agreement by and between A-D-H Partnership and Dayton-Hudson Corporation ("DHC"), of record in Book 5663, page 325, Register's Office for Davidson County, Tennessee.

6. The survey of the premises made by Barge, Waggoner, Sumner & Cannon, Inc., Engineers and Planners, dated July 2, 1980, shows an underground telephone line; a proposed 8" Sewer line across the northeasterly portion; an entrance ramp to be abandoned (not legal access); and a 25 foot Storm drainage easement along the easterly line in which there is located a proposed 24" Storm drain.

7. Metro taxes for 1981.

We do further covenant and bind ourselves, our heirs, successors, assigns and representatives, 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 this 8th day of October, 1981.

A-D-H PARTNERSHIP

BY: Joe C Davis
Joe C. Davis, General Partner

BY: W R DeLoache Jr.
William R. DeLoache, Jr., General Partner

BY: Lyt C Anderson
Lyt C. Anderson, Jr., General Partner

BY: Leona D Anderson
Leona D. Anderson, General Partner

G 7 7 9 5 7

IDENTIF. REFERENCE

JAN 29 3 11 PM '82

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

STATE OF TENNESSEE)
COUNTY OF)

Before me, Teresa Hall, a Notary Public in and for the County and State aforesaid, personally appeared Joe C. Davis, William R. DeLoache, Jr., Lyt C. Anderson, Jr. and Leona D. Anderson, with whom I am personally acquainted, and who upon oath acknowledged themselves to be general partners of A-D-H Partnership, the within named bargainor, a partnership, and that they as such general partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by themselves as general partners.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of October, 1981.

Teresa Hall
NOTARY PUBLIC

My Commission Expires: July 17, 1983

TERESA HALL NOTARY PUBLIC DAVIDSON COUNTY

01/29 763.50 CHELK

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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

290000.00- CO
754.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 763.50-
0364A01/29/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 7 9 5 7

IDENTIF. REFERENCE

JAN 29 3 11 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 864993