Prepared by: Thomas E. Watts, Jr., Attorney at Law
1108 J. C. Bradford Building
Nashville, Tennessee 37219

BOOK 6014 PAGE 106

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Frosty Morn Packing Company, Inc.	SAME	Map 105-15
Name	Name	
1612 Elm Hill Pike		Parcel 22
Street Address	Street Address	
Nashville, Tennessee 37210		
City/State	City/State	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 150,000.00.

Subscribed and sworn to before me, this the 22nd day of February, 1983.

AFFIANT

NOTARY PUBLIC

My Commission Expires:

Oct. 19, 1986

NOTARY PUBLIC DAVIDSON COUNTY

For and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged the undersigned FRANK A. VARALLO, JR. a/k/a FRANK A. VARALLO, and wife EVA REALE VARALLO (hereinafter called "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said FROSTY MORN PACKING COMPANY, INC. (hereinafter called "Grantee"), its successors, and assigns, certain real estate in Davidson County, Tennessee as follows:

A certain tract or parcel of land located in the 6th Civil District of Davidson County, Tennessee, being part of a 26 1/2 acre tract known as the property of Franklin Limestone Company, being the north part of the Bass Berry tract, as of record in Book 843, Page 100, Register's Office for said County, described according to a survey dated May ____, 1935 by W. H. Southgate, Surveyor, as follows:

Beginning at an iron pin in the South margin of Craighead Avenue, 475 feet east of the Easterly right-of-way line of the L & N Railroad, said point being 200 feet east of the Southeast corner of Craighead Avenue and McKeand Avenue as dedicated by instrument in Book 963, Page 700, R.O.D.C.T.; thence with the said southerly margin of Craighead Avenue, South 85 degrees, East 75 feet; thence South 265 feet to a point; thence West 75 feet to a point; thence North 265 feet to the point of beginning.

Being the same property conveyed to Frank Varallo and James Paul Cella by deed from Warren Paint & Color Company of record in Book 1512, Page 552, R.O.D.C.T., the said James Paul Cella having thereafter conveyed his 1/2 undivided interest in the said property to Frank A. Varallo, by warranty deed dated April 15, 1959, and being of record in Book 2901, Page 471, R.O.D.C.T.

Included in the above description, but expressly EXCLUDED from this conveyance, is the following described property:

A parcel of land vested in the Metro Gov't. of Nashville & Davidson County, Tennessee, by decree of the Sixth Circuit Court of Davidson County, Tennessee, of record in Book 5105, page 689, Register's Office for said County, and described as follows:

03/02 365

Said lot fronts 75 feet on the south margin of Craighead Street and runs back 3.87 feet on the west side and 2.68 feet on the east side and measures 75.03 feet on the rear line.

This conveyance is specifically subject to a Deed of Trust from Frank A. Varallo and wife, Eva Reale Varallo to Ronald L. Samuels, Trustee, to secure a debt of Varallo Foods, Inc. to First Tennessee Bank N.A. Nashville, as more fully described in said Deed of Trust, of record in book 5240, Page 185, R.O.D.C.T.

This is improved property, known as 483 Craighead Street, Nashville, Davidson County, Tennessee.

To have and to hold said real estate, with the appurtenances, estate, title and thereunto interest belonging to the said Grantee, its successors, and assigns, forever. We do covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as herein described. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantor, its successors and assigns, against the lawful claims of all persons.

Witness our hands this 16th day of February, 1983.

Frank A. Varallo Jr.

Eva Reale Varallo

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Thomas E. Watts, Jr., Notary Public in and for said County and State, Frank A. Varallo, Jr. a/k/a Frank A. Varallo, and wife Eva Reale the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of February, 1983.

My Commission Expires:

7-17-83

Thomas E. Watts

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE TENNESSEE

RUSH

H 3 3 6 7 5

IDENTIF. REFERENCE

MAR 2 2 07 PM '83

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF

FOR BOOK 6014 PAGE 108

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		150000.00-	CO	
		390.00	CO TX	
		.50	PRFEE	
		6.00	WDEED	
			CHECK	396.50-
		0365A03/02/83	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 3 6 7 5

IDENTIF. REFERENCE

MAR 2 2 08 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 932420