THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (CDB)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Nos.
PEP Industries, Inc. Box 90208 Nashville, Tn. 37209	Same	Map 91-2 Parcel 239 Map 91-6 Parcel 21

FOR AND IN CONSIDERATION OF ONE DOLLAR ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, FIRST AMERICAN NATIONAL BANK OF NASVHILLE, a national banking association, has bargained and sold and by these presents does hereby transfer and convey unto PEP INDUSTRIES, INC., a Tennessee corporation, its successors and assigns, the real property described on Exhibit A hereto.

TO HAVE AND TO HOLD said property, with the appurtenances, estate, title and interest thereto belonging unto the said PEP INDUSTRIES, INC., its successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said property in fee simple, has good right to convey it, and that said property is unencumbered except as shown on Exhibit A.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend title to said property to the said PEP INDUSTRIES, INC., its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this 27th day of OCTOBER, 1983.

FIRST AMERICAN NATIONAL BANK OF NASHVILLE

By: [signature]
VICE PRESIDENT

11/08 506.10- CHECK

1400

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John E. Donovan, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of FIRST AMERICAN NATIONAL BANK OF NASHVILLE, the within-named bargainor, a national banking association, and that he as such officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the Bank by himself as such officer.

WITNESS my hand, at office in Nashville, Tennessee, Davidson County, _____, this 27th day of October, 1983.

Notary Public

My Commission Expires:
4/20/86

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value of the property is $ 191,000.

Affiant

Subscribed and sworn to before me this 8 day of November 1983.

Notary Public

My Commission Expires: 7-27-86.

EXHIBIT A

Being a tract of land containing 7.64 acres, more or less, which tract is more particularly described as follows:

Beginning at a point in the southerly margin of California Avenue at the intersection of California Avenue and 60th Avenue, North; thence with the southerly margin of California Avenue, south 52° 32' 23" east 232.41 feet to a point in the said southerly margin of California Avenue; thence south 0° 23' 40" 853.26 feet with the westerly margin of a railroad right-of-way which is further described as being the westerly margin of what was formerly known as 58th Street to a point; thence north 52° 32' 23" west 756.02 feet to a point in the easterly margin of 60th Avenue, North, which point is further described as being 400 feet north from the intersection of 60th Avenue, North and Morrow Road; thence north 37° 27' 37" east 673.70 feet along the easterly margin of 60th Avenue, North to the point of beginning.

Said tract being further described as being Tract G on a survey prepared by R. L. Montoya, Surveyor, dated May 20, 1983, together with the buildings and all other improvements thereon, all easements, rights-of-way and appurtenances thereto, and all of Seller's right, title and interest in all public ways adjoining the property.

Being property composed of all or part of Tracts 11, 12 and 14, conveyed to First American Bank of Nashville, Nashville, Tennessee, by John E. Donovan, Successor Trustee, under Successor's Deed dated February 23, 1983, of record in Book 6010, page 478, Register's Office of Davidson County

Said property is unencumbered except for an unrecorded storm sewer easement.

RUSH

IDENTIF. REFERENCE

H 8 5 4 0 3

Nov 8 4 08 PM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____ BOOK 6172 PAGE 964

FOR _____

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
			191,000.00- CAMT.	
			496.60 CSTAX	
			.50 PRFEE	
			5.00 WDEED	
			CHECK 506.10-	
			1400A11/08/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H65403

IDENTIF. REFERENCE

Nov 8 4 09 PM '83

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 992265

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