STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6216 PAGE 913

The actual consideration or value, whichever is greater, for this transfer is $500,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of January, 1984.

Notary Public

My Commission expires: Oct. 19, 1986.

This instrument prepared by:
GULLETT, SANFORD & ROBINSON
230 Fourth Avenue North
Nashville, Tennessee 37219

Address new owners as follows:	Send Tax Bills to:	Map-Parcel Numbers
Baltz Brothers Packing Company		Par.#1W 2290
P.O. Box 100767		Par.#1W 2305
Nashville, TN 37210	SAME	Par.#1W 2310
		Par.#1W 2335
		Par.#1W 3340
		Par.#1W 3345
		Par.#1W 3350
		Par.#1W 4410
		Par.#1W 4415

1984 IDENTIF. REC'D JAN 19 9 AM

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, SWIFT INDEPENDENT PACKING COMPANY, formerly named Swift & Company, successor by merger to Swift and Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto BALTZ BROTHERS PACKING COMPANY, hereinafter called the Grantee, its successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Parcels A, B, C, D and E, described as follows:

PARCEL A: Being Lots Nos. 74 and 75 and the northerly 52 feet of Lot No. 73 on the plan of Hugh W. McGavock's Addition to Nashville, as of record in Book 17, page 640, Register's Office for said County, described as follows:

BEGINNING at the southeast corner of Monroe Street and First Avenue North, formerly Water or Front Street, and running thence southerly with the easterly side of First Avenue North, 336 feet to a point 52 feet southerly of the northwest corner of said Lot No. 73; thence easterly at right angles to said First Avenue North, 142 feet and 4 inches, more or less, to Mill Street, formerly called Coleman Street; thence northerly with the westerly side of Mill Street 336 feet to Monroe Street; and thence westerly with the southerly side of Monroe Street, 142 feet and 4 inches, more or less, to the beginning.

Also Lots Nos. 92 and 93 and the northerly part of Lot No. 94 on the plan of said Hugh W. McGavock's Addition, described as follows:

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BEGINNING at the southeast corner of Monroe Street and Mill Street, and running thence southerly with the easterly side of Mill Street 334-1/2 feet, more or less, to the northwest corner of a lot owned by T. L. Herbert & Sons; thence easterly at right angles to Mill Street and with their northerly line 150 feet, more or less, to the line between Lots Nos. 93 and 94; thence with said line, north 73 degrees east 83 feet, more or less, to low water mark on Cumberland River; thence down said Cumberland River at low water mark to Monroe Street; and thence westerly with the southerly side of Monroe Street 346 feet, more or less, to the beginning.

The above described property was conveyed to Swift and Company by deed from Joseph R. West, Clerk and Master, of record in Book 857, page 285, Register's Office for said County.

PARCEL B: Being Lots Nos. 76, 91 and the southerly 16 feet of Lot No. 77 and the southerly part of Lot No. 90 on the Plan of H. W. McGavock's Addition to North Nashville, as of record in Book 17, page 640, Register's Office for said County, described together as follows:

BEGINNING at the northeast corner of Monroe Street and First Avenue North, formerly Water or Front Street; thence with the northerly margin of Monroe Street, eastwardly 334 feet 8 inches, more or less, to the westerly line of Adams, formerly Cumberland Street, as now established; thence with the westerly margin of Adams Street, northwardly 215 feet, more or less, to the southeast corner of the property conveyed to Swift & Company by deed from Neuhoff Packing Company, of record in Book 966, page 439, said Register's Office; thence with said Company's southerly line, westwardly 182 feet 4 inches, more or less, to the easterly line of Lot No. 77; thence with said line, southwardly 54-1/2 feet, more or less, to a point 16 feet north of the common corner of Lots Nos. 76, 77, 90 and 91; thence westwardly and parallel with the line between Lots Nos. 76 and 77, 182 feet 8 inches, more or less, to the easterly margin of First Avenue North; thence with said Avenue, southwardly 158 feet to the beginning.

INCLUDED in the above description, but EXCLUDED therefrom, is that part of said property conveyed to the City of Nashville by deed from Swift and Company, of record in Book 1280, page 118, Register's Office for said County.

The above described property is part of the property conveyed to Swift and Company by deed from Fidelity-Philadelphia Trust Company, Executor and Testamentary Trustee under the will of Levi Langham, deceased, of record in Book 1140, page 271, Register's Office for said County.

PARCEL C:

TRACT NO. 1: Being the northerly 85 feet of Lot No. 99 in H. W. McGavock's Addition to Nashville, a plan of which is of record in Book 17, page 640, Register's Office for said County.

Said northerly part of Lot No. 99 fronts 85 feet on the easterly side of Adams Street, formerly called Cumberland Street, and runs back with the southerly margin of Taylor Street, about 300 feet, more or less, to Cumberland River.

TRACT NO. 2: Being a part of Lot No. 90 in plan of lots formerly belonging to Hugh McGavock. Said part of said lot fronts 38 feet on Adams Street in Nashville, Tennessee.

BEGINNING at a point on the west side of Adams Street, 40 feet north of Daley's line, and running with said street northwardly 38 feet to a stake; thence westwardly towards Water Street 182 feet 8 inches; thence southwardly 40 feet to a stake; thence eastwardly 182 feet 8 inches to the beginning.

TRACT NO. 3: Being the southerly part of the north half of Lot No. 90 in H. W. McGavock's Addition to North Nashville, the plan of which is of record in Book 17, page 640, Register's Office for said County.

BEGINNING on the westerly margin of Adams, formerly Cumberland, Street at Levy Langham's northeast corner 71 feet northerly from the S.E. corner of said Lot No. 90; thence with the westerly margin of said Street, northerly 39 feet, more or less, to W.L. Doubleday's S.E. corner; thence with his northerly line, westerly 182-2/3 feet to the easterly line of Lot No. 77; thence with said line, southerly 39 feet, more or less, to Langham's northwest corner; thence with his northerly line, eastwardly 182-2/3 feet to the beginning.

TRACT NO. 4: Being the northerly half of Lot No. 96 in H.W. McGavock's Addition to Nashville, a plan of which is of record in Book 17, page 640, Register's Office for said County.

Said northerly half of Lot No. 96 fronts 71 feet on the easterly side of Adams Street, formerly Cumberland, Street, and runs back between parallel lines to Cumberland River.

TRACT NO. 5: Being Lots Nos. 156 to 163 inclusive on the plan of the subdivision of the McGavock City Park Property, as of record in Book 57, page 101, Register's Office for said County.

Said Lots Nos. 156 to 163 inclusive front 50 feet each on the westerly side of Adams Street, formerly Cumberland, Street, and run back between parallel lines 174 feet 8 inches to an alley, said Lot No. 163 extending back with the northerly margin of Taylor Street.

INCLUDED in the above description of Tract No. 5, but EXCLUDED from this conveyance is that property conveyed to Ashland Oil Company by deed of record in Book 5537, page 460, said Register's Office, described as follows:

Land lying in Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 156 of the McGavock City Park Subdivision, as of record in Plan Book 57, page 101, Register's Office for Davidson County, Tennessee, described according to a survey by R. L. Montoya, Land Surveying, dated October 5, 1979, as follows:

BEGINNING at an iron pin in the West margin of Adams Street the common corner of Lot Nos. 156 and 157; thence, along the north property line of Lot No. 157 South 63 deg. 07' 27" West 174.80 feet to the east margin of a 16 foot alley; thence, along the said east margin North 27 deg. 07' 18" West 50.00 feet to the southwest corner of Lot No. 155; thence, along the south property line of said lot North 63 deg. 07' 27" East 174.80 feet to the west margin of Adams Street (40 feet wide); thence, along the west margin of Adams Street South 27 deg. 07' 18" East 50 feet to the point of beginning, containing 8740 square feet or 0.20 acres, more or less.

TRACT NO. 6: Being the northerly 42 feet of Lot No. 97 and the southerly 46 feet of Lot No. 98 in H. W. McGavock's Addition to Nashville, a plan of which is of record in Book 17, page 640, Register's Office for said County, described as follows:

BEGINNING at a point in the eastern margin of Cumberland, Street 88 feet southerly from a stake, the upper or S. W. corner of a lot formerly owned by James Bergin; running thence with the easterly margin of said Street up the River, southerly 88 feet, or more, to the N.W. corner of a lot sold by John D. Gross and John Beaty to Margaret Coleman; thence at right angles to said Street and with the northerly boundary line of said Coleman lot (afterwards owned by one C. C. Laitenberger), to Cumberland River, at low water mark; thence down said River with its meanderings at low water mark to a point in a direct line from the point of beginning, being William Warner's S.E. corner; thence with his southerly line, easterly and up the bluff to the beginning.

TRACT NO. 7: Being part of Lot No. 98 in H. W. McGavock's Addition to Nashville, a plan of which is of record in Book 17, page 640, Register's Office for said County, and more particularly described as follows:

BEGINNING on the easterly side of Adams, formerly Cumberland, Street, at a point 150 feet southerly from the southerly margin of Taylor Street, formerly James Bergin's southwest corner; thence with the easterly side of said Street, southerly 88 feet; thence at right angles to said Street, easterly to low water mark on Cumberland River; thence down said River, northerly to James Bergin's S.E. corner; thence with his southerly line, westerly to the point of beginning.

TRACT NO. 8: Being the northerly 8 feet of Lot No. 98 and the southerly 57 feet of Lot No. 99 in the plan of H. W. McGavock's Addition to North Nashville, as of record in Book 17, page 640, Register's Office for said County, described as follows:

BEGINNING on the easterly margin of Adams, formerly Cumberland, Street, at what was formerly John Beaty's N.W. corner; thence easterly with the northerly line of said Beaty lot 300 feet, more or less, to Cumberland River at low water mark; thence down said River with its meandering 65 feet; thence westerly 300 feet, more or less, to the easterly margin of Adams Street; thence with the easterly margin of said Street, southerly 65 feet to the beginning.

TRACT NO. 9: Being Lot No. 89 and the northerly 2 feet of Lot No. 90 on the plan of H. W. McGavock's Addition to North Nashville, as of record in Book 17, page 640, Register's office for said County.

Said Lot No. 89 and the northerly 2 feet of Lot No. 90 front together 144 feet on the westerly side of Adams, formerly Cumberland, Street, and run back between parallel lines 182 feet and 8 inches to a dead line.

TRACT NO. 10: Being the southerly 100 feet of Lot No. 97 in the H. W. McGavock's Addition to Nashville, a plan of which is of record in Book 17, page 640, Register's Office for said County.

Said southerly part of Lot No. 97 fronts 100 feet on the east side of Adams Street, formerly Cumberland, Street, and runs back with the north line of Lot No. 96 of said plan, 215 feet, more or less, to the low water mark of the Cumberland River.

The above described property is part of the property conveyed to Swift and Company by deed from Neuhoff Packing Company, of record in Book 966, page 439, Register's Office for said County.

PARCEL D: Being the southerly half of Lot No. 96 in Hugh W. McGavock's Addition to Nashville, a plan of which is of record in Book 17, page 640, Register's Office for said County, described according to survey made by W. B. Southgate, Surveyor, on December __, 1930, as follows:

BEGINNING at the northeast corner of Monroe Street and Adams Street, as changed by the City of Nashville; thence northerly with the easterly margin of Adams Street, 72 feet 7 inches to an iron pipe; thence easterly 184 feet, more or less, to low water mark of Cumberland River; thence up said River with same 72 feet, more or less, to the northerly margin of Monroe Street; thence westerly with same 157-3/4 feet, more or less, to the beginning.

The above described property is part of the property conveyed to Swift and Company by deed from Neuhoff Packing Company, of record in Book 966, page 439, Register's Office for said County.

PARCEL E: Being Lot No. 88 on the Plan of Hugh W. McGavock's Addition to North Nashville, as of record in Book 17, page 640, Register's Office for said County.

Said Lot No. 88 fronts 142 feet on the westerly side of Adams, formerly Cumberland, Street, and runs back between parallel lines, with the southerly margin of Taylor Street, 182.8 feet to the easterly line of Lot No. 79.

The above described property was conveyed to Swift and Company by deed from Jacobs Packing Company, of record in Book 1136, page 492, Register's Office for said County.

Together with that part of Adams Street abandoned by City Ordinance No. 908, that part of Monroe Street abandoned by City Ordinance No. 909, that part of Adams and Madison Streets abandoned by Bill No. 51-95, City Council, and that part of Monroe and Adams Streets abandoned by Bill No. 53-295, City Council.

This is improved property, known as 1307 (Number) Adams Street (Street)

(P. O. Box) Nashville, Tennessee (City or Town) 37208 (Postal Zip)

This conveyance is made subject to:

1. Real Estate taxes for the year 1983;

2. Special assessments and installments of special assessments falling due on and after the date of passing of title;

3. Easements for flowage granted to the United States of America;

DUPLICATE
Tax paid on this Contract
In the amount of 1300.00
on instrument #G77939
recorded in Davidson County Registers Office
Date 1-19-84

4. Unrecorded easements and license agreements for sewers, cables, drains, pipes; water lines, gas and other utilities, and recorded license agreements and easements with public utilities, if any;

5. Various railroad track agreements and rights of any railroad to the ownership and operation of any railroad side tracks of property situated on said land;

6. Such right-of-way, encroachments, deficiences in area, violations of zoning ordinances and all other defects which would be disclosed by a competent survey and inspection of the premises;

7. Easements, covenants, licenses, restrictions and conditions of record;

8. Rights, if any, of the public or any municipal body or government on and to any portion of the premises taken for roadways or sidewalk purposes and any rights remaining in such public or municipal body of government as to vacated streets or portions thereof;

9. Liens and encumbrances arising from the act or default of Grantee;

10. Rights or claims of parties in possession not shown by the public records;

11. Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises;

12. Easements or claims of easements, not shown by the public records;

13. Any lien or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records;

14. Taxes or special assessments which are not shown as existing liens by the public records;

15.

Taxes for 1983, Field Book No. 1W 2290	$1,744.11, UNPAID
Taxes for 1983, Field Book No. 1W 2305	$20,490.00, UNPAID
Taxes for 1983, Field Book No. 1W 2310	$902.66, UNPAID
Taxes for 1983, Field Book No. 1W 2335	$1,032.69, UNPAID
Taxes for 1983, Field Book No. 1W 3340	$611.97, UNPAID
Taxes for 1983, Field Book No. 1W 3345	$506.78, UNPAID
Taxes for 1983, Field Book No. 1W 3350	$717.15, UNPAID
Taxes for 1983, Field Book No. 1W 3355	$1,204.81, UNPAID
Taxes for 1983, Field Book No. 1W 4410	$1,376.93, UNPAID
Taxes for 1983, Field Book No. 1W 4415	$554.40, UNPAID

16. Deed of Trust executed by Baltz Brothers Packing Company to Walter S. Motley, Trustee, dated October 28, 1981, of record in Book 5864, page 648, Register's Office for said county in favor of Maryland National Industrial Finance Corporation;

17. Modification Agreement of record in Book 5918, page 880, said Register's Office;

18. Agreement dated April 28, 1978, by and between Swift & Company, an Illinois corporation and Baltz Brothers Packing Company of record in Book 5846, page 619, Register's Office for said County;

19. Supplemental Agreement of record in Book 5846, page 641, Register's Office for said County;

20. Right-of-way granted Louisville and Nashville Railroad Company by grant from Neuhoff Abattoir and Packing Company, of record in Book 343, page 359, Register's Office for Davidson County, Tennessee;

21. Flowage easements granted United States of America by Swift & Company in connection with operation of Cheatham Lock and Dam Project by deeds of record in Book 2290, pages 245 and 249, said Register's Office;

22. Conditions and other provisions as more fully described in Bill No. 44-168, City Council of Nashville;

23. Conditions and reservations as more fully described in Bill No. 51-95, and Bill No. 53-295, City Council of Nashville;

24. Survey made by W. B. Southgate, Surveyor, dated December 1930, shows L & N Railroad spur tracts serving premises;

25. Easements for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, by instrument of record in Book 5429, page 672, Register's Office for said County; and,

26. A thirty (30) foot permanent easement and three (3) temporary construction easements shown in the Supplemental Agreement of record in Book 5846, page 641, Register's Office for said County.

TO HAVE AND TO HOLD the said tracts or parcels 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors 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 12th day of January, 1984.

SWIFT INDEPENDENT PACKING COMPANY,
formerly named Swift & Company

ATTEST: _____ By: _____

Secretary President

STATE OF ILLINOIS)
COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared J. Douglas Gray and Thomas McKay, Jr., with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon their several oaths acknowledged themselves to be the President and Secretary of the SWIFT INDEPENDENT PACKING COMPANY, formerly named Swift & Company, successor by merger to Swift and Company, the within named bargainor, a corporation, and that they as such President and Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. Dougals Gray as such President and attesting the same by the said Thomas McKay, Jr. as such Secretary.

WITNESS my hand and official seal at Chicago, Illinois, on this the 12th day of January, 1984.

_____
Notary Public

My Commission Expires:

My Commission Expires May [illegible]