This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Billie F. Townes

TO

Spartan Food Systems, Inc.

For draftsman's use

This instrument prepared by
Dewey W. Pedigo, Jr., Attorney
301 Stahlman Building
Nashville, Tennessee 37201

BOOK 6339 PAGE 782

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Spartan Food Systems, Inc. (NAME)	Spartan Food Systems, Inc. (NAME)	26-85
P. O. Box 3168 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 3168 (STREET ADDRESS)	26-93
Spartanburg, SC 29304 (CITY) (STATE) (P. O. ZIP)	Spartanburg, SC 29304 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

I 36858

IDENTIFICATION REFERENCE

JUL 18 8 14 AM '84

REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 125,000.00 Ray Tarkington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July 1984.

Jo Anne Loyd
Notary Public

MY COMMISSION EXPIRES: April 8, 1987

(AFFIX SEAL)

For and in Consideration of the sum of One Hundred Twenty Five Thousand and No/100

----------($125,000.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Billie F. Townes, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said

Spartan Food Systems, Inc.

its successors ~~XXX~~ 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, within the corporate limits of the City of Goodlettsvill being Lot No. 1 on the Plan of Northgate Park, Section Ten, as of record in Book 6200, page 82, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of South Cartwright Street, said point being the northeast corner of Parthenon, Inc.'s property of record in Book 5380, page 265, said Register's Office, and the southeast corner of the herein described property; thence with Parthenon, Inc.'s property South 74 deg. 06 min. 36 sec. West 315.63 feet to a point in the now being used northerly margin of the L & N Railroad right of way; thence North 12 deg. 30 min. 00 sec. West 208.29 feet to a point; thence North 77 deg. 30 min. 00 sec. East 20.00 feet to a point; thence North 12 deg. 30 min. 00 sec. West 28.13 feet to a point in the southerly margin of Long Hollow Pike; thence with said margin, North 77 deg. 34 min. 10 sec. East 79.78 feet to a point; thence continuing with said margin in an easterly direction along a curve having a radius of 2,906.79 feet, a distance of 173.48 feet to a point, which is located at the beginning of a curve; thence in a southeasterly direction around said curve, having a radius of 25.00 feet, a distance of 38.80 feet to a point in the westerly margin of South Cartwright Street; thence with said margin, South 16 deg. 55 min. 41 sec. East 193.25 feet to a point, which is the beginning of a curve; thence continuing with said margin along said curve, having a radius of 305.00 feet, a distance of 6.93 feet to the point of beginning, and containing 1.59 acres, more or less.

BEING the same property conveyed to Billie F. Townes, by deed from Ervin M. Entrekin, Trustee, and Northgate Industrial Park, a joint venture composed of Parthenon, Inc., and Heritage Land Company, of record in Book 6332, page 55, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: BOOK 6339 PAGE 783

1. Restrictive Covenants contained in instrument of record in Book 4836, page 43, and Book 5069, page 633, Register's Office for Davidson County, Tennessee.

2. Easement for natural gas line that was installed by an agreement between the Nashville Gas Company and the Louisville & Nashville Railroad Company between Railroad Mile Post 179 and 181 on The Henderson Division, dated September 14, 1970. (See recorded plan for approximate location)

3. Easement for a 20 foot permanent Sanitary Sewer and/or Storm drainage conveyed to Metropolitan Government by Mrs. H. R. Drake, of record in Book 4403, page 103, Register's Office for Davidson County, Tennessee.

4. Easement for a 10-foot Sanitary Sewer easement conveyed to the City of Goodlettsville of record in Book 5206, page 778, Register's Office for Davidson County, Tennessee.

5. A 60 foot public utilities and drainage easement along the westerly portion of premises and a 70 foot public utilities and drainage easement along the northerly portion of premises recorded and shown on Revised Plan of Northgate Industrial Park, of record in Book 4955, page 109, Register's Office for Davidson County, Tennessee.

6. Easement to Postal Telegraph Cable Co. (now Western Union) recorded in Book 722, page 40, Register's Office for Davidson County, Tennessee.
(See Note #10 on recorded plan)

7. Subject to the charter right-of-way of the L & N Railroad across the westerly portion of subject premises.

8. Subject to Railroad Easement for a spur track over the southwest corner of subject premises conveyed to 1975 Northgate Realty Investors, a Tennessee Limited Partnership of record in Book 5011, page 291, Register's Office for Davidson County, Tennessee.

9. Note of recorded plan of record in Book 6200, page 82, Register's Office for Davidson County, Tennessee, states: Minimum building setback lines will be established with issuance of building permit by City of Goodlettsville.

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Spartan Food Systems, Inc. its successors ~~heirs~~ and assigns, forever.

And I do covenant with the said Spartan Food Systems, Inc. that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Billie F. Townes, unmarried do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Spartan Food Systems, Inc. its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 17th day of July, 19 84

Billie F. Townes

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billie F. Townes, unmarried the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville Tennessee, this 17th day of July, 19 84

Notary Public.

Commission expires April 19, 1987

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the , the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

Witness my hand and seal, at office in , this day of , 19 .

, Notary Public.

Commission expires .

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OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

PLEASE NOTE

FOR

6333 735

LO LOAN ASSUMPTION
MO MORTGAGE
AD ADJUSTMENT DEED
TD TRUST DEED

CC CORRECTION DEED
RELEASE
SUBSTITUTE TRUSTEE

MISC MISCELLANEOUS
STATE STATE TAX SURVEY
STATE TAX COURT
FEE FILING FEE

DATE	CONSIDERATION	VALUATION	TAX AND FEES	TOTAL PAID

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 0053470