FORM NO. WD-1

"Exhibit A" attached hereto and made a part hereof.

BOOK 6569 PAGE 481

STATE OF ILLINOIS }
COUNTY OF COOK }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $525,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 19 85

Notary Public

MY COMMISSION EXPIRES: 12/20/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Charles E. Harrison, 55 East Monroe, Suite 4700, Chicago, Illinois 60603

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Dukes (NAME)	SAME (NAME)	6DA-36038 Map 118-16-39
Post Office Box 120036 1208 Villa Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	6DA-36101 Map 118-16-67
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	6DA-36103 Map 118-16-68

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Beatrice Grocery Products, Inc., a Delaware corporation (successor by merger to Martha White Foods, Inc., a

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Dukes

HEREINAFTER CALLED THE GRANTEE, his HEIRS AND ASSIGNS, those CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

TRACT I

Being Lot No. 108 and the northerly 5 feet of Lot No. 107 on the Plan of Sidco, Section 3, as of record in Book 2663, page 41, Register's Office for said County.

Being the same property conveyed to Martha White Foods, Inc., by deed from Bulher Mills, Inc., of record in Book 5428, page 628, Register's Office for Davidson County, Tennessee.

TRACT II

Being Lot Nos. 158 and 159 on the Plan of Sidco, Section 3, as of record in Book 2663, page 41, Register's Office for said County.

Being the same property conveyed to Martha White Foods, Inc. by deed from Nancy C. Clodfelder, Trustee and Jeanne Brummitt Clarke of record in Book 5770, page 789, Register's Office for Davidson County, Tennessee.

~~unimproved~~ ( ) This is improved (X) property, known as 2905-2909 Armory Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 hand this 20th day of May, 1985

BEATRICE GROCERY PRODUCTS, INC., a Delaware corporation (successor by merger to Martha White Foods, Inc., a

By: [signature] - VICE PRES.

By: [signature] - ASST. SECRETARY

STATE OF TENNESSEE
Davidson County

6569 482

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

Commission Expires _____ _____ Notary Public

STATE OF ~~TENNESSEE~~ ILLINOIS
~~Davidson~~ County OF COOK

Before me, Laura P. Lorkiewicz a Notary Public in and for the State and County aforesaid, personally appeared John J. McRobbie and Rita Carmody

_____

_____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself/herself~~ themselves to be the Vice-President and Assistant Secretary of the BEATRICE GROCERY PRODUCTS, INC., a Delaware corporation, (successor by merger to Martha Foods, Inc.) a corporation, and that ~~he/she~~ they as such Vice-President and Assistant Secretary executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ~~himself/herself~~ themselves as Vice-President and Assistant Secretary.

Witness my hand and official seal at Chicago, Illinois, this 30th day of May, 1985.

Commission Expires 12/30/85

Laura P. Lorkiewicz Notary Public

LAURA P. LORKIEWICZ NOTARY PUBLIC COOK COUNTY, ILLINOIS

WARRANTY DEED

FROM
Beatrice Grocery Products, Inc.

TO
William J. Dukes

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

J 0 8 9 3 7

IDENTIF. REFERENCE

MAY 31 8 41 AM '85
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

FILE FOR TITLE INSURANCE COMPANY

"Exhibit A"

BOOK 6569 PAGE 483

AFFIDAVIT

I, R. V. Dale, do hereby verify and affirm that I am President of Beatrice Grocery Products, Inc., a Delaware corporation, (successor by merger to Martha White Foods, Inc.).

I further verify and affirm that I am familiar with the May 17, 1971, Lease of the hereinafter described premises between Walter D. Clarke (Lessor) and Southern Style Foods, Inc., (Lessee) a Tennessee corporation, said Lease having been assigned on April 27, 1979, to Martha White Foods, Inc., said Assignment having been recorded on May 11, 1979, in Book 5434, Page 560, in the Office of the Register of Davidson County, Tennessee, said property being legally described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 158 and 159 on the Plan of Sidco, Section 3, as of record in Book 2663, Page 41, Register's Office for said County.
> Said Lot No. 158 is described as follows: Beginning on the westerly margin of Armory Drive at the corner of Lot Nos. 158 and 159; thence with the line between said two lots, westerly 177.50 feet to the corner of Lot Nos. 107, 108, 158, and 159; thence with the line between Lot Nos. 108 and 158, northerly 159.95 feet to the southerly margin of Armory Drive; thence with the same, easterly 107.43 feet to the beginning of a curve; thence around said curve having a radius of 70 feet, southeasterly 109.90 feet to the westerly margin of Armory Drive; thence with the same, southerly 90 feet to the beginning. Said Lot No. 159 fronts 120 feet on the westerly side of Armory Drive and extends back 177.50 feet on the northerly line and 177.59 feet on the southerly line to a dead line, measuring 120 feet thereon. Being part of the real property conveyed to G. Wilson Brazelton and Henry Horrell, a partnership doing business as Brazelton-Horrell Company by deed from Henry Horrell and wife, dated October 23, 1963, filed October 29, 1963, and recorded in Book 3644, Page 455, said Register's Office.
> This conveyance is made subject to: Easement and setback line as shown on plan of record in Book 2663, Page 41, Register's Office for Davidson County, Tennessee. (This applies to Lot No. 158 of premises only.)

The undersigned further verifies and affirms that the aforementioned Lease dated May 17, 1971, as assigned to Martha White Foods, Inc., on April 27, 1979, is now null and void and of no further force and effect.

IN WITNESS WHEREOF, the undersigned has afixed his hand and seal this 22 day of May, 1985.

State of Tennessee)
County of Davidson) SS

Subscribed and sworn to before me, a Notary Public of Davidson County, Tennessee, this 22 day of May, 1985.

By _____
Notary Public

BEATRICE GROCERY PRODUCTS, INC.

By _____
R. V. Dale, President

By _____
Mark Richardson, Secretary/Treasurer

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

RECEIVED OF _____

FOR _____

BOOK 6569 PAGE 484

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

525000.CO- CAMT.
1365.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 1374.50-
3181A05/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J0893 7

IDENTIF. REFERENCE

MAY 31 9 41 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 139653