Owner &

Mail

PERSON RESPONSIBLE FOR PAYMENT OF TAXES:

Malone & Hyde
P. O. Box 1719
3030 Poplar Avenue
Memphis, Tennessee 38101

Map 26 Parcel 99

THIS INSTRUMENT PREPARED BY:
WILLIS & KNIGHT
215 Second Avenue, North
Nashville, Tennessee 37201

NAME AND ADDRESS OF MORTGAGEE:

None

WARRANTY DEED BOOK 7011 PAGE 941

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, I, ROY CONWAY FLOWERS, an unmarried person, have this day bargained and sold and by these presents do hereby bargain, sell, transfer and convey to M&H FOOD COMPANIES, INC., that certain tract or parcel of land located in the 2nd Civil District of Metropolitan Nashville, Davidson County, City of Goodlettsville, Tennessee, and being more particularly described as follows:

Beginning at a point on the westerly right-of-way line of South Cartwright Street at the southeasterly corner of Lot No. 1, Section 10, Northgate Park as of record in Book 6200, Page 82, Register's Office for Davidson County, Tennessee; thence:

1. With the westerly right-of-way line of South Cartwright Street with a curve to the left (radius 305.00) southeasterly a distance of 446.69 feet to a point; thence,

2. North 77 deg. 51' 32" East 133.35 feet to a point at the northerly corner of Lot No. 1 on the revised Plan Lot No. 1 Section One, Northgate Industrial Park as of record in Book 4955, Page 109, Register's Office for Davidson County, Tennessee, thence;

3. With the westerly line of Lot No. 1 Section One South 12 deg. 30' East 275.00 feet to a point, thence;

4. South 77 deg. 30' West 598.00 feet to a point, thence;

5. North 12 deg. 30' West 164.80 feet to a point, thence;

6. North 32 deg. 05' 00" West 390.70 feet to a point on the southerly line of Lot No. 1 Section 10, Northgate Industrial Park as of record in Book 6200, Page 82, Register's Office for Davidson County, Tennessee, thence;

7. With the South line of Lot No. 1 Section 10 North 74 deg. 06' 36" East 294.56 feet to the point of beginning and containing 5.809 acres.

Being the same property conveyed to Roy Conway Flowers, by deed from Parthenon, Inc., a Tennessee Corporation, of record in Book 6769, Page 683, Register's Office of Davidson County, Tennessee.

The property described herein is subject to the following encumbrances:

1. Sewer easement of record in Book 4403, Page 103, Register's Office for Davidson County, Tennessee.

2. Easement to Postal Telegraph Cable Co. (Western Union) of record in Book 722, Page 40, Register's Office for Davidson County, Tennessee.

3. Sixty-foot public utility and drainage easement as shown on revised plan of Northgate Industrial Park, Section One, of record in Book 4955, Page 109, Register's Office for Davidson County, Tennessee.

4. The Charter right-of-way of the L&N Railroad across the westerly portion of the described premises.

TO HAVE AND TO HOLD said above described tract or parcel of land unto M&H FOOD COMPANIES, INC., its successors and assigns, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto appertaining, in fee simple forever.

I DO COVENANT with M&H FOOD COMPANIES, INC., its successors and assigns, that I am lawfully seized and possessed of said above described tract or parcel of land, have a good and lawful right to sell and convey the same, and that the same is unencumbered except as noted herein.

I DO FURTHER COVENANT and bind myself, my heirs and personal representatives to forever warrant and defend the title to the said above described tract or parcel of land unto M&H FOOD COMPANIES, INC., its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this 16 day of October 1986.

Roy Conway Flowers

ROY CONWAY FLOWERS

5374

IDENTIFICATION

Oct 16 2 50 PM '86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 7011 PAGE 943

Personally appeared before me, a Notary Public, in and for the aforesaid County and State, the within named ROY CONWAY FLOWERS, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained and expressed.

WITNESS my hand and official seal at office in Nashville, Tennessee, this 16th day of October 1986.

Lynne E. Neely
Notary Public

My Commission Expires:
Sept. 9, 1989

OATH OF TRANSFER

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

I hereby swear and affirm that the actual consideration of this transfer, or value of the property transferred, whichever is greater, is $780,000.00 which amount is equal to or greater than the amount the property transferred would command at a fair voluntary sale.

Roy Conway Flowers
AFFIANT

SWORN TO AND SUBSCRIBED before me this 16th day of October 1986.

Lynne E. Neely
Notary Public

My Commission Expires:
Sept. 9, 1989

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

RECEIVED OF _____

FOR _____

BOOK 7011 PAGE 944

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

7803[illegible].00- CAPT.
2184.00 CSTAX
.50 PRFE*
9.00 MDE[illegible]
CHECK 2193.50-
5212A 10/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5374

IDENTIFICATION REFERENCE

OCT 16 2 50 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 01431