Prepared by:
Darrell L. West
303 Church Street, Suite 102
Nashville, TN 37201

WARRANTY DEED

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Name & Address of Owner(s):	Send Tax Bills to:	Tax Map & Parcel:
E. Eugene Workman, et al 3601 Central Avenue Nashville, TN 37205	Lomas & Nettleton Co. 4460 Corporation Lane Virginia Beach, VA 23462	Map 119-6 Parcel 259

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid to M&H Food Companies, Inc., a Delaware corporation ("Grantor"), successor by merger to Bi-Rite Foods, Inc, a Tennessee corporation, the receipt of which is hereby acknowledged by Grantor, and other good and valuable consideration, including the assumption by the Grantees hereinafter named of the unpaid principal balance of a promissory note payable to Lomas & Nettleton, Inc., secured by a Deed of Trust of record in Book 5204, page 993, Register's Office for Davidson County, Tennessee, Grantor has this day bargained and sold and does hereby transfer and convey unto E. Eugene Workman and wife, Marjorie Ray Workman, a one-half undivided interest, and Roy L. Thomas and wife, Patricia A. Thomas a one-half undivided interest, ("Grantees"), their heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

> Being Lot 3 on the Plat of the Subdivision of reserved parcels E, F and G of Sterling Heights, Section 7, as of record in Book 3700, page 56, Register's Office for said County, described according to said plat as follows:
>
> Beginning at a point in the westerly margin of Rascoe Drive; thence South 00 degrees 7' West a distance of 18.31 feet to a point; thence South 65 degrees 29' West a distance of 261.90 feet to a point; thence South 00 degrees 29' East a distance of 168.00 feet to a point; thence South 82 degrees 26' East a distance of 27.50 feet to a point; thence North 42 degrees 30' East 128.9. feet to a point; thence North 45 degrees 22' East 207.16 feet to a point; thence North 82 degrees 48' East a distance of 25.17 feet; thence North 00 degrees 07' East a distance of 16.0 feet to a point in the southerly margin of a cul de sac on Rascoe Drive; thence in an arc in a northwesterly direction a distance of 72.63 feet to the point of beginning.
>
> Being part of the property conveyed to Bi-Rite Foods, Inc., by Quitclaim Deed from James H. Gamble and wife, Frankie N. Gamble, of record in Book 6921, Page 127, Register's Office for Davidson County, Tennessee. Pursuant to Articles of Merger filed with the Tennessee Secretary of State on June 5, 1987, Bi-Rite Foods, Inc. was merged with and into M&H Food Companies, Inc.

TO HAVE AND TO HOLD said real property, with the appurtenances, estate, title and interest thereunto belonging, to the said Grantees, their heirs and assigns, in fee simple forever. Grantor covenants that it is lawfully seized and possessed of said real property in fee

simple and has a good right to convey it, and that the said property is encumbered, except for 1987 property taxes which have been prorated between Grantor and Grantees, and the above-referenced Deed of Trust being assumed by Grantees.

Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said real property to said Grantees, their heirs and assigns, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer this 15th day of July, 1987.

Attest:

M&H FOOD COMPANIES, INC.

Title: Secretary

By: O B Walton III

Title: Asst Treas

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, Robin Adair, a Notary Public of the state and county aforesaid, personally appeared O B Walton III and J L Crain Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Asst. Treasurer and Secretary, respectively, of M&H Food Companies, Inc., the within named bargainor, a corporation, and that they as such Asst. Treasurer and Secretary executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by themselves as Asst. Treasurer and Secretary.

Witness my hand and seal at office, this 15th day of July, 1987.

Robin Adair
Notary Public

My Commission Expires:
February 12, 1989

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $37,142.23.

E. Eugene Workman
Affiant

Subscribed and sworn to before me, this 16th day of July, 1987.

Notary Public

Commission Expires:
1-7-88

FELIX Z. ROSENTHAL, REGISTER
DAVIDSON COUNTY, TN
JUL 16 3 48 PM '87

IDENTIFICATION REFERENCE

46485

This is unimproved property known as 2611 Rascoe Drive, Nashville, Tennessee.

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

RECEIVED OF _____

FOR _____

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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

37142.23- CAMT.
103.88 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.38-
0676A07/16/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 6 4 8 5

IDENTIFICATION REFERENCE

JUL 16 3 48 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 104828