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WARRANTY DEED

Name & Address of Owner(s):	Send Tax Bills to:	Tax Map & Parcel:
Charlie E. Bandy 2627 Hillsboro Ct. Nashville, TN 37217	Glenfed Mortgage Corp. P. O. Box 85366 San Diego, CA 92138-5366	Map 118-8 Parcel 135

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 two promissory notes, one such note being payable to Glenfed Mortgage Corporation and secured by a Deed of Trust of record in Book 5295, page 763, Register's Office for Davidson County, Tennessee, and the second note being payable to William F. Henderson and wife, Sara A. Henderson, and secured by a Deed of Trust of record in Book 5717, page 892, said Register's Office, Grantor has this day bargained and sold and does hereby transfer and convey unto Charlie E. Bandy ("Grantee"), his heirs and assigns, certain real property located in Davidson County, Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 301 on the Plan of Grandview Heights of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, described as follows:
>
> SAID Lot No. 301 fronts 50 feet on the westerly side of Kline Avenue and extends back 150 feet between parallel lines to an alley.
>
> 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 Grantee, his 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 unencumbered, except for 1987 property taxes which have been prorated between Grantor and Grantee, the two above-referenced Deeds of Trust being assumed by Grantee, and matters shown on the above-referenced Plan of Grandview Heights.

Grantor further covenants and binds itself, and its successors and assigns, to warrant and forever defend the title to said real property to said Grantee, his 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 28th day of August, 1987.

Attest: M&H FOOD COMPANIES, INC.

By: Robert F. Harris

Title: Secretary; Vice-President Title: Vice-President

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, John R. McCarroll Jr, a Notary Public of the state and county aforesaid, personally appeared Robert F. Harris 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 Vice-President and Secretary & Vice Pres respectively, of M&H Food Companies, Inc., the within named bargainor, a corporation and that they as such Vice-President and Secretary & Vice-Pres executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by themselves as Vice-President and Secretary & Vice-Pres

Witness my hand and seal at office, this 28 day of August, 1987.

6103 6. IDENTIFICATION REFERENCE SEP 1 3 49 AM '87 DAVIDSON COUNTY, TN

John R. McCarroll Jr.
Notary Public
My Commission Expires:
3-18-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $36,684.53

Charles Bandy
Affiant

Subscribed and sworn to before me,
this 31 day of August, 1987.

Notary Public
My Commission Expires:

This is improved property known as 2423 Kline Avenue, Nashville, Tennessee.

This Instrument Prepared By:

Darrell L. West
303 Church Street, Suite 102
Nashville, Tennessee 37201

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

3664.5 CANT.
102.49 CSTAX
.50 PRFE.
6.00 MORT
CHECK 104.99
7724A09701787 MS .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 0 3 6

IDENTIFICATION REFERENCE

SEP 1 8 49 AM '87

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY, TN

No. 11509