This Instrument Was Prepared By:
Jack K. King, Jr., Esq.
Trabue, Sturdivant & DeWitt
27th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 7587 PAGE 657

Address New Owner(s):
Mike Rose Foods, Inc.
c/o Shoney's, Inc.
P. O. Box 1260
Nashville, Tennessee 37202

Send Tax Bills to:
New Owner

Map: 94
Parcel: Part of 124

SPECIAL WARRANTY DEED

1577 06/30 0101 ATTESTED 177.50

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, THE INDUSTRIAL DEVELOPMENT BOARD OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, a Tennessee corporation (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to MIKE ROSE FOODS, INC. (the "Grantee"), its successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

All those tracts or parcels of land described in Exhibit "A" attached hereto.

This is improved property located on Spence Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and its successors and assigns, forever to whom Grantor binds itself, its successors, and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of June, 1988.

THE INDUSTRIAL DEVELOPMENT BOARD
OF THE METROPOLITAN GOVERNMENT
OF NASHVILLE AND DAVIDSON COUNTY

By: W E McDonald
Chairman

ATTEST:

Nettie Scalf
Secretary

45247

IDENTIFICATION REFERENCE

JUN 30 11 30 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the Undersigned, a Notary Public within and for the State and County aforesaid, personally appeared William E. McDonald and Nettie Scalf with whom I am personally acquainted and who upon the several oaths acknowledged themselves to be the Chairman and Secretary, respectively, of The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County, the within named bargainor, a corporation, and that they as such Chairman and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said William E. McDonald as such Chairman, and attesting the same by the said Nettie Scalf as such Secretary.

Witness my hand and official seal at office at Nashville, Tennessee, on this 20th day of June, 1988.

Janice P. Bearman
Notary Public

My Commission Expires: 3/11/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $60,000.00.

Jack King Jr.
Affiant

Subscribed and sworn to before me, this 2nd day of June, 1988.

Barbara Pullarren
Notary Public

My Commission Expires: 5-13-90

Return to:

BETSY R. HAWKINS
Corporate Legal Assistant
Trabue, Sturdivant & DeWitt

2700 L & C TOWER
NASHVILLE, TN 37219
(615) 244-9270

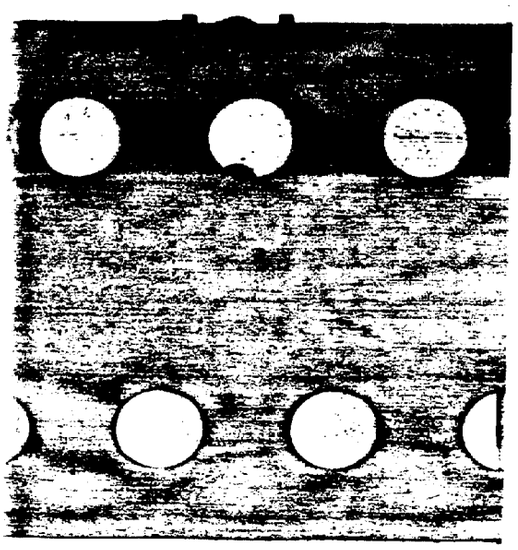
13 PUBLIC SQUARE
COLUMBIA, TN 38401
(615) 388-7032

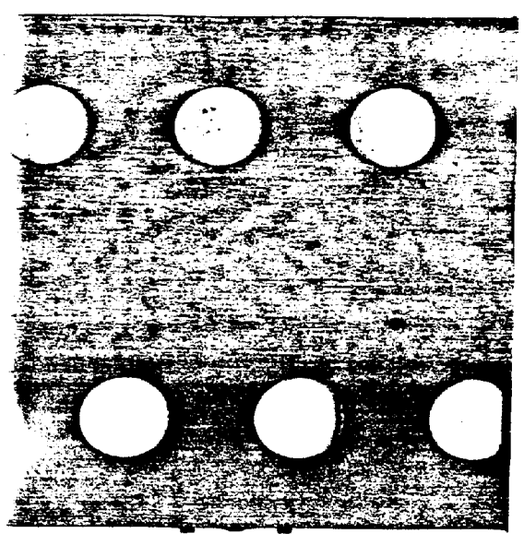
860MJP#5-05/19/88-180

A tract or parcel of land located in the first civil district of Metropolitan Nashville, Davidson County, Tennessee, being Lot 3 on the Revision of the Resubdivison of Lots 3 and 3-A, Section Six, River Hills Industrial Park, of record in Book 5800, page 37, now a part of Lot 3 on the 2nd Revision of the Resubdivision of Lots 3 and 3-A, Section Six, River Hills Industrial Park of record in Plat Book 6200, page 252, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Spence Lane (a 60-foot right-of-way) said point being 1,404.45 feet along the westerly right-of-way line of Spence Lane from the right-of-way intersection of Lebanon Road and being the common corner of Lots 3 and 3-A on said plan of record in Book 5800, page 37; thence with said westerly right-of-way line of Spence Lane North 21° 53' 00" West 297.26 feet to a concrete monument in the most northeasterly corner of Lot 3 on said plan said monument being in the center of a TVA Easement having a right-of-way width of 100 feet; thence leaving said westerly right-of-way line of Spence Lane South 61° 47' 00" West 519.71 feet to a concrete monument in the easterly right-of-way of the Louisville and Nashville Railroad (a 100-foot right-of-way); thence with said easterly margin of the Louisville and Nashville Railroad South 24° 54' 00" East 293.32 feet to a point at the common corner between said Lots 3 and 3-A on said plan; thence leaving said easterly line of the Louisville and Nashville railroad North 62° 05' 00" East 504.15 feet along the existing common line between Lots 3 and 3-A on said plan, to the point of beginning, containing 3.454 acres, more or less.

Being the same property conveyed to The Industrial Development Board of the Metropolitan Goverment of Nashville and Davidson County by deeds from Shoney's, Inc. (Shoney's Big Boy Enterprises, Inc.), of record in Book 4774, page 599, Book 5216, page 341, and Book 5857, page 1, Register's Office for Davidson County.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7587 PAGE 660

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
				CAMT 60000.00
				CON TX 168.00
				PRFEE 0.50
				WDEED 9.00
				TOTAL 177.50
				CHECK 177.50
06/30/88	01			11:30 0001 1557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45247.

IDENTIFI REFERENCE

JUN 30 11 30 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108310