RETURN TO
R. HARVEY JOHNSTON, III
REYNOLDS, CATRON, JOHNSTON & HINTON
P. O. BOX 4000
BOWLING GREEN, KY 42102-4000

BOOK 7738 PAGE 140

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
[Property Development, [a Tennessee General [Partnership, c/o Jim [Dandy Markets, Inc. [1011 Cherry Avenue [Nashville, TN 37203	SAME	Map 96 Parcel 5.00
[This instrument prepared by: Harry McNutt, Attorney at Law, [120 Donelson Pike, Nashville, Tennessee 37214		

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, P.E.P. Properties, a Tennessee General Partnership composed of John A. Parker, Jr., T.W. Edwards, and W. Glenn Pleasant, (the "Grantor") has bargained and sold, and by these presents do transfer and convey unto Property Development, A Tennessee General Partnership, composed of French R. McKnight, Jr., and Glendon D. Craig (the "Grantee"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. The plan of Stewartwood, of record in Plat Book 6250, page 950 and revised in Plat Book 6900, page 369, Register's Office for Davidson County, Tennessee.

2. Reciprocal Easement Agreement and restrictive covenants between P.E.P. Properties, a Tennessee General Partnership and R.W. Bolster and Associates, Inc., a Tennessee corporation, dated January 5, 1988, recorded January 6, 1988 in Book 7444, page 72, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, recorded in Book 4772, page 720, Register's Office for Davidson County, Tennessee.

4. The rights of upper and lower riparian owners to the free and unobstructed flow of water of McCrory Creek without diminution or pollution and the consequence of any past or future change in the location of McCrory Creek as specified in the Deed of Trust and Security Agreement mentioned at III, of record in Book 7430, page 855, Register's Office for Davidson County, Tennessee.

5. Zoning ordinances as set out by the Metropolitan Government of Nashville and

Davidson County Planning Commission. This property is zoned Commercial Planned Unit Development.

6. Assumption of Deed of Trust and Security Agreement between P.E.P. Properties, a Tennessee General Partnership composed of John A. Parker, Jr., T.W. Edwards and W. Glenn Pleasant, Grantors, and Robert N. Wilkinson, Jr., Trustee, and Western National Life Insurance Company, Lender, dated December 18, 1987, recorded December 21, 1987 in Book 7430, page 855, Register's Office for Davidson County, Tennessee. Grantees are assuming this loan.

7. Assignment of Rents between P.E.P. Properties, a Tennessee General Partnership composed of John A. Parker, Jr., T.W. Edwards, and W. Glenn Pleasant, ("Assignor") and Western National Life Insurance Company, a Texas Corporation, ("Assignee"), dated December 18, 1987, recorded December 21, 1987, in Book 7430, page 877, Register's Office for Davidson County, Tennessee.

8. Agreement and Assignment of Lessor's Interest in Lease between P.E.P. Properties, a Tennessee General Partnership composed of John A. Parker, Jr., T.W. Edwards and W. Glenn Pleasant, Lessor, and Fina Oil and Chemical Company and Western National Life Insurance Company, Lender, dated October 7, 1987, recorded December 23, 1987 in Book 7432, page 942, Register's Office for Davidson County, Tennessee.

9. Assumption of Financing Statement between P.E.P. Properties, a Tennessee General Partnership, Debtor, and Western National Life Insurance Company, Secured Party, recorded December 21, 1987 in Book 7430, page 883, Register's Office for Davidson County, Tennessee.

10. ~~Financing statement between Bread Box Food Store, Inc., Debtor and Ford Equipment Leasing Company, Secured Party, recorded April 11, 1986 in File #D12338, Register's Office for Davidson County, Tennessee.~~ JHP WHP TWE

11. Assumption of Financing statement between Bread Box Food Stores, Inc., Debtor and Fidelity Leasing Company, Secured Party, recorded August 5, 1986 in File #D17752, Register's Office for Davidson County, Tennessee.

STATE OF Kentucky)
COUNTY OF Warren)
The actual consideration or value, whichever is greater for this transfer is $ ~~540,642.00~~ 539,627.00 TWE

T. W. Edwards
Affiant

Subscribed and sworn to before me this 21st day of December, 1988.

Vanessa Pennington
Notary Public
My commission Expires 7-16-89

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantees' successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, their successors and assigns against the lawful claims of all persons whomsoever. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of December, 1988.

John A. Parker Jr.
PEP PROPERTIES BY JOHN A. PARKER, JR., GENERAL PARTNER

T. W. Edwards
PEP PROPERTIES BY T. W. EDWARDS GENERAL PARTNER

W. Glenn Pleasant
PEP PROPERTIES BY W. GLENN PLEASANT GENERAL PARTNER

STATE OF Kentucky
COUNTY OF Warren

Before me, Vanessa Pennington, a Notary Public of the state and county aforesaid, personally appeared John A. Parker, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a general partner of P.E.P. Properties, the within named bargainor, a Tennessee General Partnership, and that as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 21st day of December, 1988.

Vanessa Pennington
Notary Public
My Commission Expires: 9/6/89

STATE OF Kentucky
COUNTY OF Warren

Before me, Vanessa Pennington, a Notary Public of the state and county aforesaid, personally appeared T. W. Edwards, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a general partner of P.E.P. Properties, the within named bargainor, a Tennessee General Partnership, and that as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 21st day of December, 1988.

Vanessa Pennington
Notary Public
My Commission Expires: 7/6/89

STATE OF Kentucky
COUNTY OF Warren

Before me, Vanessa Pennington, a Notary Public of the state and county aforesaid, personally appeared W. Glenn Pleasant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be a general partner of P.E.P. Properties, the within named bargainor, a Tennessee General Partnership, and that as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, this 21st day of December, 1988.

Vanessa Pennington
Notary Public
My Commission Expires: 7/6/89

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Stewartwood, of record in Book 6250, page 950, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Stewarts Ferry Pike, said point being the southwesterly corner of the Hickory Bend Methodist Church property of record in Book 3761, page 200, said Register's Office; thence, with the northerly margin of Stewarts Ferry Pike, North 80 degrees 59' 05" West 149.03 feet to an existing monument, thence, continuing with the northerly margin of Stewarts Ferry Pike, around a curve to the right having a central angel of 3 degrees 30' 00" and a radius of 4,108.86 feet, a distance of 251.00 feet to an existing monument; thence, continuing with the northerly margin of Stewarts Ferry Pike, North 77 degrees 29' 05" West 41.86 feet to an existing monument; thence, continuing with the margin of Stewarts Ferry Pike, South 12 degrees 30' 30" West 46.85 feet to a point; thence, continuing with the northerly margin of Stewarts Ferry Pike, North 77 degrees 32' 17" West 26.28 feet to a point, the southeasterly corner of Lot No. 2 on the Plan aforesaid of Stewartwood, of record in Plat Book 6250, page 950, said Register's Office; thence, leaving the margin of Stewarts Ferry Pike and with the center line of McCrory Creek, North 18 degrees 16' 18" East 237.82 feet to a point, North 27 degrees 54' 30" East 189.32 feet to a point, North 39 degrees 25' 15" East 172.22 feet to a point, North 42 degrees 57' 05" East 180.52 feet to a point, North 54 degrees 05' 54" East 61.53 feet to a point, and North 71 degrees 57' 17" East 85.82 feet to a point in the easterly boundary line of the Hickory Ben Methodist church property of record in Book 4091, page 946, said Register's Office, said point being the northeasterly corner of said Lot No. 2; thence, with the easterly boundary line of the Hickory Bend Methodist Church property of record in Book 4091, page 946, and Book 3761, page 200, said Register's Office, South 4 degrees 09' 51" West 757.42 feet to the point of beginning.

Being the same property conveyed to P.E.P. Properties, a Tennessee General Partnership composed of John A. Parker, Jr., T.W. Edwards, and W. Glenn Pleasant, from John A. Thweatt by Warranty Deed of record in Book 6888, page 146, Register's Office for Davidson County, Tennessee.

INCLUDED, BUT EXPRESSLY EXCLUDED from the foregoing, is the following described strip of land 5 feet in width in the extreme southwesterly corner of said Lot No. 1, dedicated to the Metropolitan Government of Nashville and Davidson County for the widening of Stewarts Ferry Pike and being more particularly described as follows:

Beginning at a point in the northerly margin of Stewarts Ferry Pike, said point being the extreme southwesterly corner of Lot No. 1 and the southeasterly corner of Lot No. 2 on the Plan aforesaid, of record in Plat Book 6250, page 950, said Register's Office; thence, North 18 degrees 16' 18" East 5.03 feet to a point; thence, South 77 degrees 32' 17" East 25.77 feet to a point in the margin of Stewarts Ferry Pike; thence, with said margin of Stewarts Ferry Pike, South 12 degrees 30' 30" West 5.00 feet to a point; thence, with the northerly margin of Stewarts Ferry Pike, North 77 degrees 32' 17" West 26.28 feet to the point of beginning.

ALSO INCLUDED, BUT EXPRESSLY EXCLUDED from the foregoing, is any portion thereof conveyed to the Metropolitan Government of Nashville and Davidson County, by deed from J. Ross Cheshire, Jr., Trustee, of record in Book 6420, page 729, said Register's Office.

INCLUDED, BUT EXPRESSLY EXCLUDED from the foregoing is the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a 4.256 more or less acre tract of land lying in Davidson County, Tennessee, and being a portion of P.E.P. Properties tract as of record in Book 6888, page 146, Register's Office Davidson County, Tennessee, and being Phase Two of Lot One on the Plan of Stewartwood, Revised, as of record in Plat Book 6900, page 369, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the Northerly margin of Stewart's Ferry Pike, said point being the most Southeasterly corner of Lot One on the aforementioned plan of Stewartwood, Revised, and the most Southwesterly corner of the Hickory Bend Methodist Church property as of record in Book 3761, page 200, Register's Office Davidson County, Tennessee; thence with the Northerly margin of Stewart's Ferry Pike North 80 degrees, 59 minutes, 05 seconds West a distance of 149.03 feet to a point; thence leaving the Northerly margin of Stewart's Ferry Pike and severing said Lot One the following calls:

North 4 degrees, 09 minutes, 51 seconds East a distance of 110.18 feet to a point; thence North 85 degrees, 50 minutes, 09 seconds West a distance of 66.53 feet to a point; thence North 04 degrees, 09 minutes, 51 seconds East a distance of 52.00 feet to a point; thence North 85 degrees, 50 minutes, 09 seconds West a distance of 64.00 feet to a point; thence North 62 degrees 47 minutes, 38 seconds West a distance of 148.08 feet to a point on the Easterly line of Lot 2 on the aforementioned plan of Stewartwood, revised; thence with the common line of the herein described tract and said Lot 2 and with the approximate centerline of McCrory Creek North 27 degrees, 54 minutes, 30 seconds East a distance of 189.32 feet to a point; thence continuing North 39 degrees, 25 minutes, 15 seconds East a distance of 172.22 feet to a point; thence continuing North 42 degrees, 57 minutes, 05 seconds East a distance of 180.52 feet to a point; thence continuing North 54 degrees, 05 minutes, 54 seconds East a distance of 61.53 feet to a point; thence continuing North 71 degrees, 57 minutes, 17 seconds East a distance of 85.82 feet to a point in the Westerly line of the Hickory Bend Methodist Church property as of record in Book 4091, page 946, and Book 3761, page 200, Register's Office Davidson County, Tennessee; thence with the Westerly line of said Hickory Bend Methodist Church property South 04 degrees, 09 minutes, 51 seconds West a distance of 757.42 feet to the point of beginning, containing 4.256 acres, more or less.

Being the same property conveyed to R.W. Bolster and Associates, Inc., a Tennessee Corporation, by Special Warranty Deed from P.E.P. Properties, a Tennessee General Partnership, of record in Book 7444, page 63, Register's Office for Davidson County, Tennessee.

This is improved property located on Stewarts Ferry Pike, Nashville, TN 37214.

WHP
TWE

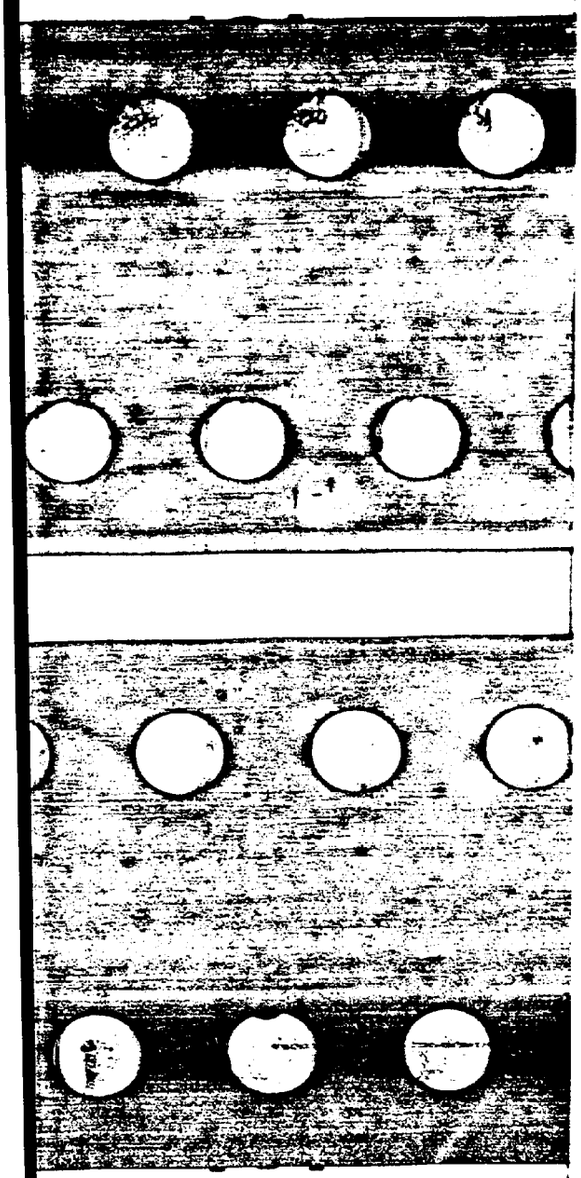
97220

IDENTIFICATION REFERENCE

Dec 28 4 28 PM '98

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

1912 12/28 0101 03CHECK 1801.85



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

RECEIVED OF _____

FOR _____

BOOK 7738 PAGE 147

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

CAMT 539527.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

COUN TX 1780.35
PRFEE 0.50
WDEED 21.00
TOTAL 1801.85
CHECK 1801.85

9.7.220.

IDENTIFICATION REFERENCE

Dec 28 4 29 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

12/28/88 01 16:29 0001 1912

No. 168036