File 41

WARRANTY DEED

FROM: EDWIN BROWN, Grantor

TO: MIKE ROSE FOODS, INC., Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
189 Spence Lane Nashville, TN 37210		94-0-115
		Field Book Numbers
	Same	03DZ-04435

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Four Hundred Thousand Dollars ($400,000).

William B. Brueck
Affiant

SUBSCRIBED AND SWORN TO before me, this the 29 day of ~~February~~ March, 1989.

Denise M. Lawrence
Notary Public

My Commission Expires: 3/27/93

FOR AND IN CONSIDERATION OF the sum of Four Hundred Thousand Dollars ($400,000), the receipt and sufficiency of which are hereby acknowledged, EDWIN BROWN, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said MIKE ROSE FOODS, INC., Grantee, its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the Third Civil District of Davidson County, Tennessee, being Lot 1-C on the Re-Resubdivision of Lot 1, Section 1, River Hills Industrial Park, of record in Book 4300, page 151, Register's Office of said County, and fronting 180.00 feet on the westerly side of Spence Lane and running back between parallel lines 293.5 feet on the north and 177.5 feet on the south to the Louisville and Nashville Railroad right-of-way, facing 213.00 feet on such right-of-way and containing 0.967 acres, more or less.

Being the same property conveyed to Edwin Brown by deed from Riverhills, Inc., a Tennessee corporation of record in Book 4579, page 429, Register's Office for Davidson County, Tennessee.

This is improved property, known as 197 Spence Lane, Nashville, Tennessse.

This conveyance is expressly made subject to the following:

1. The lien for 1989 taxes which have been prorated and will be paid by Grantee.

2. Restrictive covenants of record in Book 4485, page 108, said Register's Office.

3. All easements, conditions and other matters shown on the Plan of Record recorded in Book 4300, page 151, said Register's Office.

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, its 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 and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantor does further covenant and bind Grantor, his heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever except as to those matters set forth above to which this conveyance is expressly made subject.

Grantor further states that the above-described property is not his principal place of residence.

Witness my hand this 24th day of February, 1989.



EDWIN BROWN

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, Denise M. Laumeyer, a Notary Public of said County and State, EDWIN BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 24 day of February, 1989.

Denise M. Laumeyer
Notary Public

My Commission Expires: 3/8/89

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

20526.

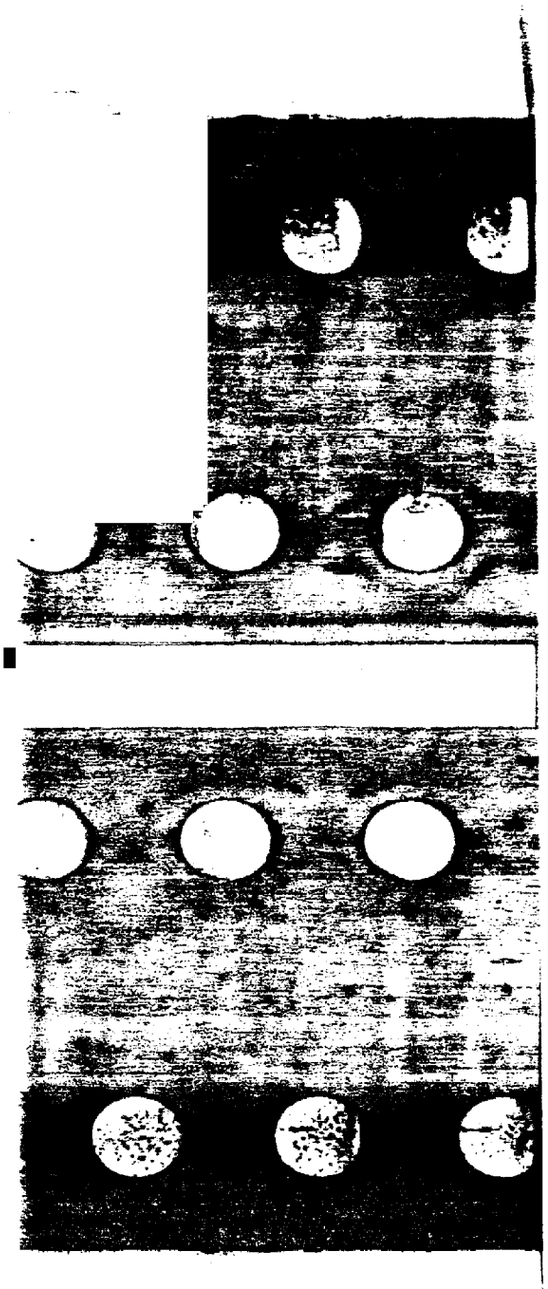
IDENTIFICATION REFERENCE

Mar 30 11 42 AM '89

KELLY Z WILSON TE REGISTER
DAVIDSON COUNTY, TN

0555 03/30 0101 03CHECK 1329.50

1897J/2-15-89



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

RECEIVED OF _____

FOR _____

BOOK 7804 PAGE 684

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 400000.00
CON TX 1320.00
PRFEE 0.50
WDEED 9.00
TOTAL 1329.50
CHECK 1329.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/30/89 01 11:43 0001 0555

20526

IDENTIFICATION REFERENCE

MAR 30 11 42 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 195026