BOOK 7996 PAGE 478

THIS INSTRUMENT PREPARED BY:

DENNEY, LACKEY & CHERNAU
P. O. Box 3429
218 Third Avenue, North
Nashville, Tennessee 37219-0429

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Cumberland Creamery, Inc. Same 175-177
300 Fourth Ave. North
Nashville, TN 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $480,000.00.

Cumberland Creamery Inc by W Dan Mos
Affiant

Subscribed and sworn to before me this 1st day of December, 1989.

John T. Cook
Notary Public

My commission expires: 7/24/93

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE

86302

IDENTIF. TREFERENCE

DEC 1 1 32 PM '89

FEES A.T. REGISTER DAVIDSON COUNTY TN.

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, Joe Meeks, Bobby Pugh and Billy Bowers, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Cumberland Creamery, Inc., a Delaware corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

See Exhibit A attached hereto and incorporated herein by this reference. Subject, however, to those exceptions noted on Exhibit B attached hereto.

This is unimproved property.

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 we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the

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

WITNESS our hands this 30th day of November, 1989.

Joe Meeks

Bobby Pugh

Billy Bowers

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, John T. Cook, a Notary Public in and for said County and State, the within named Joe Meeks, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of ~~November~~ December, 1989.

John T. Cook
NOTARY PUBLIC
My Commission Expires: 7/24/93

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, John T. Cook, a Notary Public in and for said County and State, the within named Bobby Pugh, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of November, 1989.

John T. Cook
NOTARY PUBLIC
My Commission Expires: 7/24/93

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, John T. Cook, a Notary Public in and for said County and State, the within named Billy Bowers, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of November, 1989.

John T. Cook
NOTARY PUBLIC
My Commission Expires: 7/24/93

JOHN T. COOK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, in the First Civil District of said county shown as Tract I on a boundary plat of Hurricane Creek Industrial Park, Section 3, prepared by Dale & Associates, dated November 21, 1989, and of record in the Register's Office for Davidson County, Tennessee in Plat Book 7900, page 23.

Said property is more particularly described as commencing at a concrete monument marking the northeast corner of said tract, said monument being located on the western right of way line of Hurricane Creek Boulevard 2,180.05 feet south of the southerly margin of Murfreesboro Pike; thence along the western right of way of Hurricane Creek Boulevard south 06 deg. 51 min. 02 sec. west a distance of 162.94 feet to a concrete monument; thence continuing along said right of way southerly along a curve to the right having a central angle of 48 deg. 11 min. 9 sec. a radius of 30 feet, and length of 25.23 feet to a concrete monument; thence continuing along said right of way southerly along a curve to the left having a central angle of 138 deg. 11 min. 23 sec. a radius 60 feet, and length of 144.71 feet to a concrete monument at the southern end of a cul-de-sac on Hurricane Creek Boulevard; thence south 06 deg. 51 min. 02 sec. west a distance of 329.57 feet to a point on the northern boundary of property owned now formerly by J.D. Johnson; thence north 76 deg. 22 min. 44 sec. west a distance of 65.86 feet to a point at the northwestern corner of said J.D. Johnson property; thence south 13 deg. 37 min. 16 sec. west a distance of 12.0 feet to a point on the northern right-of-way line of Louisville and Nashville Railroad Company (now CSX Transportation, Inc.); thence north 76 deg. 22 min. 44 sec. west along the said northern boundary of said railroad right-of-way a distance of 520.52 feet to an iron pin; thence north 02 deg. 33 min. 10 sec. east a distance of 563.97 feet to a point; thence south 83 deg. 08 min. 58 sec. east a distance of 595.97 feet to a concrete monument on the western right-of-way line of Hurricane Creek Boulevard; marking the POINT OF BEGINNING. This property contains 8.005 acres.

This being a portion of the property conveyed by Third National Bank, executor under the Will of Mattie Sue Corkran, deceased, with full power to sell and convey to Billy Bowers, Bobby Pugh and Joe Meeks dated March 4, 1983, as of record in Book 6015, page 886, said Register's Office.

EXHIBIT B

Permitted Encumbrances

1. Overhead line easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government as of record in Book 7594, page 785, Register's Office for Davidson County, Tennessee.

2. Sanitary sewer and/or storm drainage easements to the Metropolitan Government of Nashville and Davidson County, Tennessee, as of record in Book 7306, page 131, and Book 7306, page 161, said Register's Office.

3. Tree clearance permit to Southern Bell Telephone and Telegraph Company of record in Book 1083, page 277, said Register's Office.

4. Title to that portion of the premises embraced within the charter right-of-way of the Louisville and Nashville Railroad.

5. Plan of record in Book 7900, page 23, discloses the following:

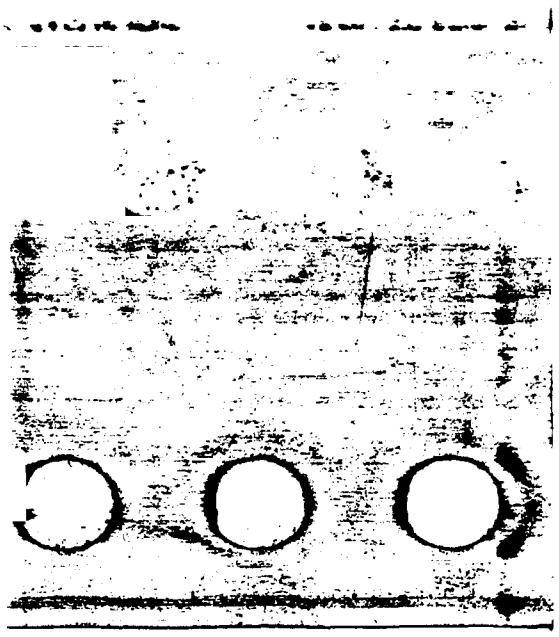
   (a) 20 foot sanitary sewer easement on southern boundary.

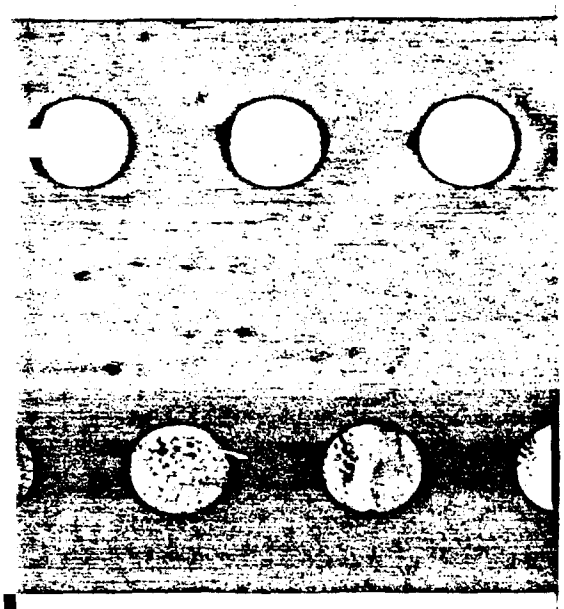
   (b) 15 foot NES easement on southern boundary.

   (c) 20 foot public utility and drainage easement on western boundary.

   (d) Railroad right-of-way abuts property along southern boundary.

0965 12/01 0101 03CHECK 1600.00





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

RECEIVED OF _____

FOR _____

BOOK 7996 PAGE 483

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	
				480000.00
			CON TX	1584.00
			PRFEE	1.00
			WDEED	15.00
			TOTAL	1600.00
			CHECK	1600.00
12/01/89	01		13:29 0001	0965

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8630.2

IDENTIF. TREFERENCE

DEC 1 1 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 272182