ADDRESS NEW OWNER AND SEND TAX BILLS TO:
Sunstate Foods (U.S.A.) Inc.
c/o Harlan Dodson, III, Esq.
Dodson, Parker & Behm
306 Gay Street Suite 400
Nashville, Tn. 37201

Map 61-3
Parcel 23

Box 35
#268489

QUITCLAIM DEED

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

BOOK 8931 PAGE 637

THIS INDENTURE made this 16th day of February, 1993 between TRMI HOLDINGS INC. (formerly named TEXACO REFINING AND MARKETING INC.), a Delaware corporation, whose mailing address is 1111 Bagby Street, Houston, Texas 77002, party of the first part, and STAR ENTERPRISE, a general partnership formed under the New York Uniform Partnership Act, whose mailing address is 12700 Northborough Drive, Houston, Texas 77067, party of the second part, witnesseth: that the said party of the first part, has remised, released and quitclaimed to the said party of the second part, its successors and assigns forever, all of party of the first part's right, title and interest in and to any oil, gas and other minerals (including without limitation, helium, lignite, sulphur, phosphate and other solid, liquid and gaseous substances) regardless of the nature thereof and whether similar or dissimilar, in, on and under all that certain real property in Davidson County, Tennessee, being fully described in Exhibit A attached hereto and made a part hereof for all purposes.

Executed on February 16, 1993.

WITNESSES:

S. L. Hooks
Name: S. L. Hooks

O Pierre Treadwell
Name: O PIERRE TREADWELL

TRMI HOLDINGS INC.

By: D A Belmonte

0992 04/30 01.01 03CHECK 12.00

14521

IDENTIFI REFERENCE

APR 30 11 56 AM '93

DAVIDSON COUNTY, TN

PICK-UP

State of TEXAS, County of HARRIS, before me a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared D.H. Schmude, with whom I am personally acquainted, and who, upon oath, acknowledged himself~~/herself~~ to be the VICE PRESIDENT of TRMI Holdings Inc., the within named bargainor, a Delaware corporation, and that he executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself~~/herself~~ as VICE PRESIDENT.

Witness my hand and official seal this 16th day of FEBRUARY, 1993.

Lynn M Wyatt
Notary Public
My Commission Expires:

LYNN M. WYATT
Notary Public, State of Texas
My Commission Expires 12/7/95

The actual consideration or value, whichever is greater, for this transfer is $ -0- .

STAR ENTERPRISE
By: Gary W. Dzierlenga
Affiant

Subscribed and sworn to before me this 18th day of Feb, 1993.

Julie Lea Stanfill
Notary Public
My Commission Expires: 4-13-94

1994

JULIE LEA STANFILL
Notary Public
STATE OF TEXAS
My Comm. Exp. April 13, 1994

c:\gwd\feb93\05gwd02.doc

This instrument prepared by:
Gary W. Dzierlenga, Esq.
12700 Northborough Drive
Houston, Texas 77067

EXHIBIT "A"

Being a 0.428 more or less acre tract of land, lying in The First Civil District of Davidson County, Tennessee, and being the National Life and Accident Insurance Company Property as of record in Deed Book 2926, Page 112 Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin set in the Westerly margin of Gallatin Pike, said iron pin being 274.17, more or less feet, from the Northwesterly corner of the Intersection of Gallatin Pike and Due West Avenue, as measured Northwardly there from; thence leaving the said Westerly margin of Gallatin Pike and with the Northerly line of the Bankers Trust of South Carolina TRS. Property, as of record in Book 5384, Page 250, Register's Office Davidson County, Tennessee, North 57 degrees, 26 minutes, 00 seconds West, a distance of 150.00 feet to a point; thence leaving the said Northerly line of the Bankers Trust of South Carolina Property and with the Easterly line of Park Development Co. Property as of record in Book 3284, Page 399 Register's Office Davidson County, Tennessee, North 29 degrees, 14 minutes, 01 seconds East a distance of 125.00 feet to a point; thence continuing South 57 degrees, 25 minutes, 59 seconds East a distance of 131.07 feet to a point; thence continuing and with a return curve to the right, having a radius of 20.00 feet, a chord bearing of South 14 degrees, 01 minutes, 36 seconds East, a chord distance of 27.49 feet, to a point on the Westerly margin of Gallatin Pike; thence with the said Westerly margin of Gallatin Pike, and with a curve to the left, having a radius of 17,136.00 feet, a chord bearing of South 29 degrees, 12 minutes, 07 seconds West, a chord distance of 106.08 feet to the point of beginning, containing 0.428 more or less acres.

Being a portion of the property conveyed to STAR Enterprise, a General Partnership, be deed from Texaco Refining and Marketing, Inc. a Delaware corporation, of record in Book 7963, page 861, Register's Office for Davidson County, Tennessee.