Box 44

BOOK 9380 PAGE 952

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $87,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of June, 1994.

Notary Public

My Commission Expires: 12-26-97

This instrument prepared by:

Gullett, Sanford, Robinson & Martin
230 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Address new owner:	Send Tax Bills To:	Map/Parcel Number
O.B.G., Inc. 201 Eddings Lane Nashville, TN 37214	SAME	106-165 3DZ 86504

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BALTZ BROTHERS PACKING COMPANY**, a Tennessee corporation, debtor in possession, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **O.B.G., INC.**, a Tennesssee corporation, hereinafter called Grantee, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Baltz Brothers Packing Company Property, of record in Plat Book 7900, pages 369, 370 and 371, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Baltz Brothers Packing Company, a Tennessee corporation, by deed from Robert J. Baltz, Jr., and wife, Catherine H. Baltz, Frank Baltz and wife, Frances Ann Baltz, and Martin Baltz and wife, Reba Carmen Baltz, of record in Book 4004, page 111, Register's Office for Davidson County, Tennessee, and by deeds from Robert J. Baltz, Jr., and wife Catherine H. Baltz, Frank J. Baltz and wife, Frances Ann Baltz, Douglas M. Baltz and wife, Reba Carmen Baltz, Dennis L. Baltz and wife, Marie Baltz, and John P. Baltz and wife, Joyce Baltz, of record in Book 4006, page 170, and Book 4249, page 230, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 1994 taxes, a lien therefor but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument,

Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters, including utilities, structures, easements and notes, shown on the Plan of Baltz Brothers Packing Company Property, of record in Plat Book 7900, pages 369, 370 and 371, Register's Office for Davidson County, Tennessee.

3. Deeds of Conveyance to The Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 9207, page 448, and in Book 9207, page 454, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with said Grantee that it 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 otherwise herein set out; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 9 day of June, 1994.

BALTZ BROTHERS PACKING COMPANY,
debtor in possession

By: Dennis L. Baltz Sr.
Dennis L. Baltz, Sr., President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dennis L. Baltz, Sr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 9th day of June, 1994.

Notary Public

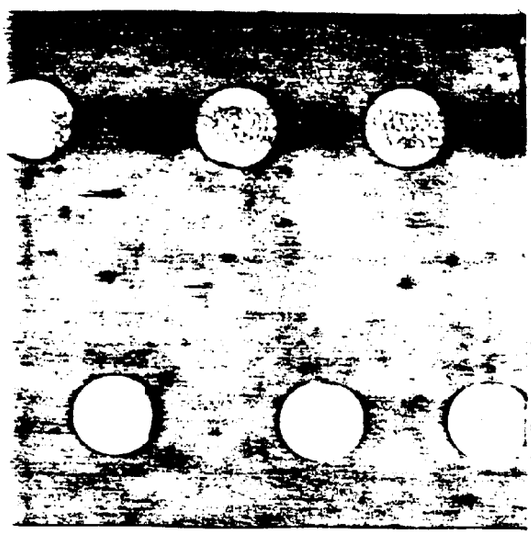
My Commission Expires: 5/25/96

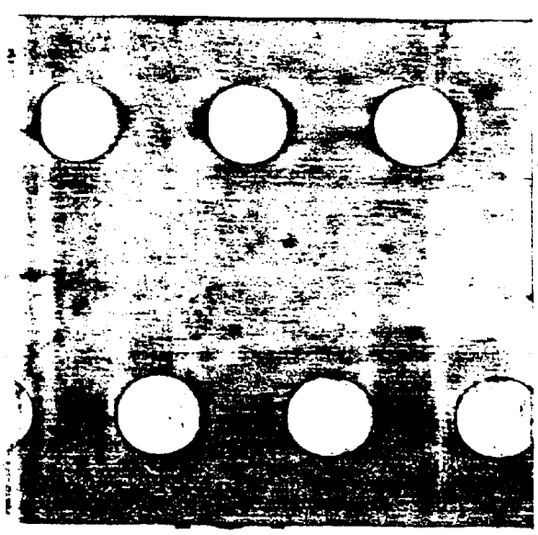
61938
IDENTIF. & REFERENCE

94 JUN 17 AM 9:24
FELIX REGISTER
DAVIDSON COUNTY, TN.

TOTAL 330.00 CHECK

0014701.01





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9380 PAGE 954

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	27000.00
				CON TX	321.90
				PRFEE	1.00
				WDEED	8.00
				TOTAL	330.90
				CHECK	330.90
			06/17/94	01	09:24 0001 7051

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

61938
IDENTIF. ↑ REFERENCE

94 JUN 17 AM 9:24
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 803787