BOX 44

This instrument prepared by:

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Affiant

Subscribed and sworn to before me, this 15 day of Sept., 1994.

Notary Public

My Commission Expires: 11-26-94

Address new owner:	Send Tax Bills To:	Map/Parcel Number
Louis S. Hart and Dennis D. Stone No. 405 1515 Elm Hill Pike Nashville, TN 37210	SAME	106-164 3DZ 86503

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, 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 **LOUIS S. HART** and **DENNIS D. STONE**, as joint tenants with the right of survivorship (and not as tenants in common), hereinafter called Grantees, their heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 4 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, and by deed from Robert J. Baltz, Jr., and wife, Catherine H. Baltz, Frank J. Baltz and wife, Frances Ann Baltz, and 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 by quitclaim deed from Robert J. Baltz, of record in Book 8520, page 553, Register's Office for said County; and by quitclaim deed from Frank J. Baltz, Dennis L. Baltz, John P. Baltz, Kathleen Agnes Garr, Anna Coleen Baltz Hanley, Douglas Martin Baltz, Jr., Sheila Jean Baltz Quirk, Phyllis Kay Baltz McGee,

Richard Philip Baltz, Theresa Gail Baltz Petty and Wayne Matthew Baltz, of record in Book 8836, page 540, Register's Office for said County; and by quite claim deed from Roberta Clara Osborne, of record in Book 9284, page 810, Register's Office for said County; and being part of old Elm Hill Pike closed, abandoned and vacated by Metropolitan Ordinance (Bill) No. 91-95, title to such part of said closed, abandoned and vacated old Elm Hill Pike having vested in Baltz Brothers Packing Company as adjoining landowner.

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 Grantees. By acceptance of delivery of this instrument, Grantees assume and agree 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.

4. Easements, including those utilities and drainage facilities, together with their appurtenances, retained in Metropolitan Ordinance (Bill) No. 91-95, which closed, abandoned and vacated part of old Elm Hill Pike, and the requirements set forth therein.

5. A portion of the subject property is located within the 100-year floodplain of Mill Creek, and a portion of the subject property is also located within the floodway of Mill Creek.

6. Subject to the interest of others in and to the railroad, including utilities placed therein, located along the eastern boundary line of the subject property.

7. Sanitary sewer and drainage easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3770, page 78, Register's Office for said County.

8. Unrecorded lease to Sub Club, Inc. (previously sometimes referred to as Sub Club Submarine Sandwiches, Inc.) and any rights (including holdover rights) of Sub Club, Inc., or any person or entity holding by or through it, arising from such leasehold interest.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs and assigns, forever; and Grantor does covenant with said Grantees 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 Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 13TH day of SEPTEMBER, 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 13th day of September, 1994.

Notary Public

My Commission Expires: 11-26-94

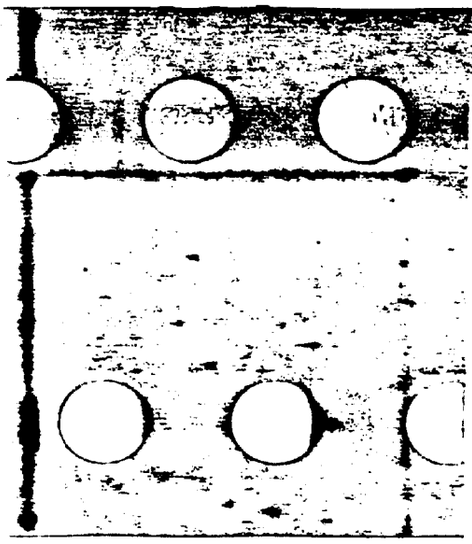
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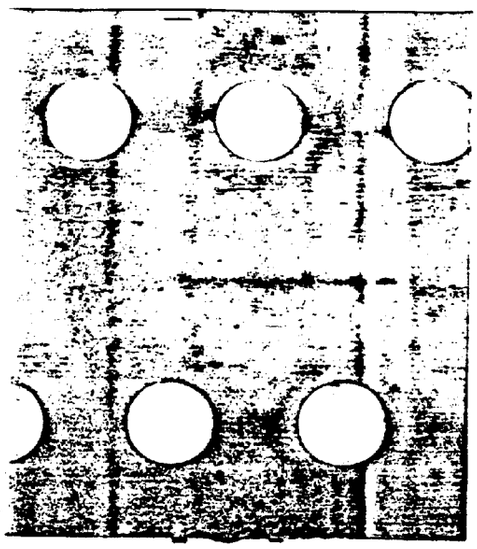
IDENTIF. → REFERENCE

94 SEP 15 PM 2:17

FELIX Z. REGISTER
DAVIDSON COUNTY, TN.

3680 09/15 0101 03CHECK 124.00





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

RECEIVED OF _____

FOR _____

BOOK 9466 PAGE 55

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 30000.00
CON TX 111.00
PRFEE 1.00
~~MTGTAX~~ ~~12.00~~
~~TOTAL~~ ~~124.00~~
CHECK 124.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/15/94 01 14:16 0001 8880

91311
IDENTIF. # REFERENCE

94 SEP 15 PM 2:17

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 835206