17607

IDENTIF. # REFERENCE

BOOK 9546 PG 778

94 DEC 15 PM 3:58

REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
LASSITER, TIDWELL & TRENTHAM
213 Fifth Avenue, North
Nashville, Tennessee 37219
Based upon information supplied by Grantor.

mail

NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP-PARCEL NOS.:**
VIGIL FOODS, INC. 723 Cowan Street Nashville, TN 37207	-same-	Map 82-6 Parcel 74

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollar ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CONAGRA, INC.**, a Delaware corporation and Successor-in-Interest to Swift Independent Holding Company, a Delaware corporation and Successor-in-Interest to Swift & Company, an Illinois corporation, (hereinafter referred to as GRANTOR), has bargained and sold and by these presents does hereby grant, transfer and convey unto **VIGIL FOODS, INC.**, a Tennessee corporation (hereinafter referred to as GRANTEE), its successors and assigns, a certain tract or parcel of land in the State of Tennessee, Davidson County, described as follows, to wit:

(See Exhibit A attached hereto and made a part hereof by reference.)

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. GRANTOR covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. GRANTOR further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to 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 my hand this 7TH day of DEC, 1994.

CONAGRA, INC.,
Successor-in-Interest to Swift Independent Holding Company, a Delaware corporation and Successor-in-Interest to Swift & Company, an Illinois corporation

BY: Reeder P. Jones
TITLE: VICE PRESIDENT / ASSISTANT CORPORATE CONTROLLER

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, REEDER P. JONES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he is the VICE PRESIDENT / ASSISTANT CORPORATE CONTROLLER of the GRANTOR and that he is authorized by the GRANTOR or by its constituent, the constituent being authorized by the GRANTOR, to execute this instrument on behalf of the GRANTOR.

WITNESS my hand and official seal at OMAHA, NEBRASKA, this 7TH of DEC, 1994.

Ethel F. Guernsey
NOTARY PUBLIC

My Commission Expires:
11/18/96

GENERAL NOTARY-State of Nebraska
ETHEL F. GUERNSEY
My Comm. Exp. Nov. 18, 1996

AFFIDAVIT OF VALUE

STATE OF NEBRASKA)
COUNTY OF DOUGLAS)

The actual consideration or value, whichever is greater, for this transfer is $446,000.

By: Reeder P. Jones
Affiant

Sworn to and subscribed before me this 7TH day of DEC, 1994.

Ethel F. Guernsey
NOTARY PUBLIC

My Commission Expires:
11/18/96

GENERAL NOTARY-State of Nebraska
ETHEL F. GUERNSEY
My Comm. Exp. Nov. 18, 1996

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EXHIBIT "A"

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being the property of Swift and Company, as of record in Deed Book 4192, page 611, and Deed Book 4662, page 583, at the Register's Office for Davidson County, Tennessee, and being bounded on the North by Tanksley Real Estate Co. as of record in Deed Book 5136, page 9, on the East by the West Right-of-Way Line of Interstate 65, on the South by Tallman, Inc. of Delaware, as of record in Deed Book 4207, page 602, and on the West by the East Right-of-Way Line of Cowan Street, and being more particularly described as follows:

Beginning at an iron rod in the East Right-of-Way Line of Cowan Street at a corner common with Tanksley Real Estate Co.;

Thence with Tanksley Real Estate Co. South 83 Deg. 02 Min. 00 Sec. East, 219.72 feet to an iron rod in the West Right-of-way Line of Interstate 65;

Thence with the West Right-of-Way Line of Interstate 65 South 07 Deg. 57 Min. 30 Sec. East, 199.29 feet to an iron rod at a corner common with Tallman, Inc. of Delaware;

Thence with Tallman, Inc. of Delaware South 80 Deg. 18 Min. 30 Sec. West, 204.47 feet to an iron rod in the East Right-of-Way Line of Cowan Street;

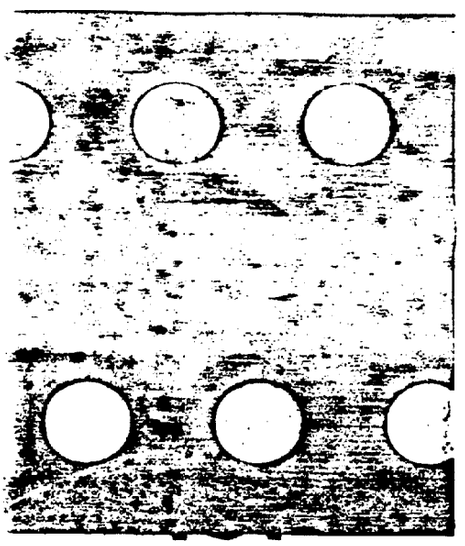
Thence with the East Right-of-Way Line of Cowan Street North 09 Deg. 41 Min. 30 Sec. West, 262.18 feet to the point of beginning. Containing 47,959 square feet (1.101 acres) more or less.

Being the same property conveyed to Swift & Company, an Illinois corporation, by deed from Nashville Consolidated Warehouses, Inc. of record at Book 4192, page 611 and by deed from Nashville Consolidated Warehouses, Inc. of record at Book 4662, page 583, all of record in the Register's Office for Davidson County, Tennessee. Said Swift & Company having subsequently changed its name by charter amendments first to Swift Independent Packing Company and, thereafter, to SIPCO, Inc.; said SIPCO, Inc. having subsequently entered into a merger with Swift Independent Holding Company, a Delaware corporation, with said Swift Independent Holding Company (a) being the surviving entity, (b) acquiring all right, title and interest in and to all properties (real and personal) of SIPCO, Inc., and (c) being the successor-in-interest to SIPCO, Inc.; and said Swift Independent Holding Company having subsequently entered into a merger with ConAgra, Inc. (Grantor herein) with said ConAgra, Inc. (a) being the surviving entity, (b) acquiring all right, title and interest in and to all properties (real and personal) of Swift Independent Holding Company, and (c) being the successor-in-interest to Swift Independent Holding Company.

This property is subject to an unrecorded 10' wide drainage easement along the northerly boundary line and an unrecorded existing paved turnaround area for Cowan Street and lack of direct access to Interstate 65 from the premises in question, such right of access having been granted to the State of Tennessee by Deed of record in Book 3177, page 95, at the Register's Office for Davidson County, Tennessee and restrictive covenants in instrument executed by the Nashville Housing Authority of record in Book 3368, page 23, said Register's Office and restrictive covenants contained in Deed for part of same real property conveyed to Nashville Consolidated Warehouse, Inc. by Deed of record in Book 4054, page 595, at said Register's Office.

This property is subject to a 16 foot in width railroad easement running in a north-south direction along the rear or easterly boundary that shall not be used for rail service as of record in Deed book 4207, page 602, at the Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9546 PG 781

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	
				446000.00
			CON TX	1650.20
			PRFEE	1.00
			MDEED	12.00
			TOTAL	1663.20
			CHECK	1663.20
12/15/94	01		15:59 0001	3519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17607

IDENTIF. ↑ REFERENCE

94 DEC 15 PM 3:58

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 863475