BOOK 9606 PG 387

FROM: AMERICAN BREAD COMPANY

TO: LEWIS BROTHERS BAKERIES INCORPORATED OF TENNESSEE

FEB 12
JK

| Address of New Owner: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| Lewis Brothers Bakeries Incorporated of Tennessee<br>147 Scott Street<br>Murfreesboro TN 37130 | (same) | Map 34-1<br>Parcel 80 |

PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, Attorneys at Law, 511 Union Street, Suite 2100, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 22nd day of February, 1995.

Notary Public

My Comm. Expires: 9/11/95

SPECIAL 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 considerations, the receipt of which is hereby acknowledged, American Bread Company, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Lewis Brothers Bakeries Incorporated of Tennessee, a Tennessee corporation, hereinafter called the GRANTEE, its successors or 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 by reference as fully as though copied herein)

This is improved property located on Gleaves Street, Goodlettsville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors or assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors or assigns, solely against the lawful claims of all persons claiming through and under GRANTOR by virtue of matters first occurring after January 27, 1993 with respect to the surviving corporation of the merger of American Bread Company with and into Evers Baking Co., Inc., excluding those matters set forth on Exhibit B attached hereto, but not further or otherwise. Without limiting the generality of the foregoing limitation of claims, Grantor

does not warrant and shall not defend against claims by any persons claiming through or under the American Bread Company that is the predecessor to the current American Bread Company prior to its merger with Evers Baking Co., Inc., or claiming through or under any other persons whatsoever. 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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 22nd day of February, 1995.

AMERICAN BREAD COMPANY,
a Tennessee corporation

BY: Richard Crow

TITLE: Vice President

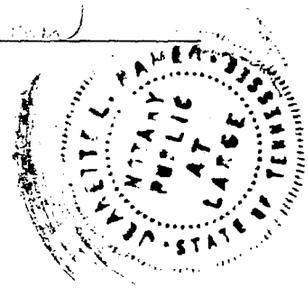
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Richard Crow, as Vice President of American Bread Company, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of American Bread Company, a Tennessee corporation, the within named bargainor, and that he, as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the names of the corporation by himself as Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 22nd day of February, 1995.

Kathleen L. Palmer
NOTARY PUBLIC

My Commission Expires: 9/10/95




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10022021

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of the Resubdivision of Lots 3 thru 10 Dupont City Subdivision, of record in Book 6200, page 227, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with rights of ingress and egress and/or construction easements for sewers as set forth and contained in instruments of record in Book 5550, page 380, and Book 5871, page 675, said Register's Office.

Being part of the property conveyed to American Bread Company by deed from Carlyle D. Apple and wife, Elizabeth G. Apple, of record in Book 6523, page 570, said Register's Office.

EXHIBIT B

This conveyance is made subject to the following exceptions:

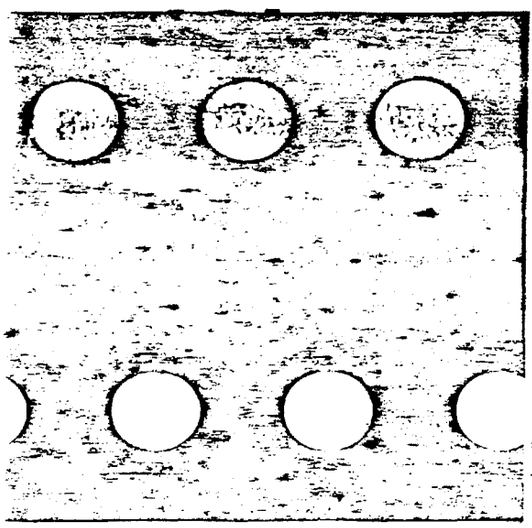
1. 1995 Metropolitan Government and Goodlettsville City taxes.

2. Tennessee Deed of Trust, Assignment of Rents, Security Agreement and Fixture Filing for Commercial Purposes, from American Bread Company, a Tennessee corporation, to Cynthia N. Sellers, Trustee, a resident of Davidson County, Tennessee, dated January 27, 1993, of record in Book 8852, page 108, said Register's Office, payable to First American National Bank, a national banking association.

3. All matters as shown on the Plan of record in Book 6200, page 227, said Register's Office.

4. Sewer easement and any temporary construction easement as reserved in the deeds of record in Book 5550, page 380, and Book 5871, page 675, said Register's Office.

37876
IDENTIFICATION REFERENCE
95 FEB 28 PM 3:39
DAVIDSON COUNTY, TN.
3797 02/28 0101 03CHECK 942.00



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

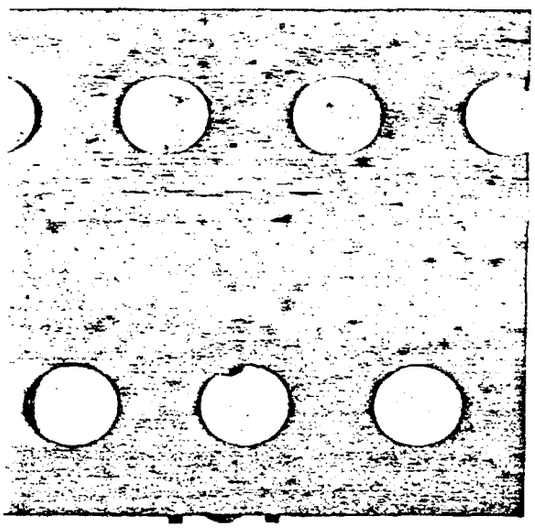
RECEIVED OF _____

FOR _____

BOOK 9606 PG 391

| | | |
|---|---|---|
| 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 250000.00
CON TX 925.00
PRFEE 1.00
WDEED 16.00
TOTAL 942.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 942.00

02/28/95 01 15:41 0001 5797

37876
IDENTIF. & REFERENCE

95 FEB 28 PM 3:3[illegible]
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

**No.** 885463