U273185
IDENTIF. & REFERENCE

RECORDING REQUESTED BY
WHEN RECORDED MAIL TO:

Cindy M. Poggiogalle
Pepsi
1 Pepsi Way
Somers, NY 10589-2201

97 FEB 14 PM 2:03
[illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

BOOK 10349 PG 977

SPACE ABOVE THIS LINE FOR RECORDER'S USE
JV326198

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 14th day of February, 1997 between BOYLE TRUST AND INVESTMENT COMPANY, ("Transferor") and BEAMAN BOTTLING COMPANY ("Transferee").

Transferor, in consideration of the sum of Ten ($10.00) Dollars and other good and valuable consideration from Transferee, the receipt whereof is hereby acknowledged, does hereby convey to Transferee, its heirs, successors and assigns, the real property situated in the County of Davidson and State of Tennessee, which is more particularly described on Exhibit "A" hereto, together with any appurtenances thereto, and together with any estate, right, title, interest, or claim of Transferor, either in law or equity, to the above premises.

BOYLE TRUST AND INVESTMENT COMPANY hereby covenants with Transferee, its heirs, successors and assigns, to forever WARRANT AND DEFEND the same against the lawful claims and demands of all persons claiming by, through or under BOYLE TRUST AND INVESTMENT COMPANY, but against none other; provided, however, that BOYLE TRUST AND INVESTMENT COMPANY shall have no liability including under the above covenant to warrant and to defend with regard to the following:

1. Real Estate Taxes not yet due and payable;
2. General and Special Assessments payable after the date hereof;
3. Liens, claims, easements, covenants, restrictions, encumbrances and other matters of record;
4. Zoning and other laws, ordinances and regulations;
5. Public Utility, Drainage and Highway easements, whether or not of record;
6. Rights of parties in possession; and
7. Encroachments and other matters which would be disclosed by an accurate survey or an inspection of the above premises.

IN WITNESS WHEREOF, BOYLE TRUST AND INVESTMENT COMPANY, has caused these presents to be executed by ROBERT J. LOFTON the VICE PRES. thereof, pursuant to authority duly conferred on such officer.

BOYLE TRUST AND INVESTMENT COMPANY

By: R J Lofton
Name: ROBERT J. LOFTON
Its: VICE PRES

BOOK 10349 PG 979

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public of the state and county mentioned, personally appeared Robert J. Lytton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of **Boyle Trust and Investment Company,** a Tennessee corporation, the within named bargainor, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand, at office, this 12th day of February, 1997.

PEGGY A. LONG NOTARY PUBLIC

Peggy A. Long
Notary Public

My Commission expires:
March 25, 1997

This Instrument Prepared By:

E. Woods Weathersby
Evans & Petree
81 Monroe Avenue
Memphis, Tennessee 38103

BOOK 10349 PG 980

STATE OF NEW YORK

COUNTY OF Westchester

The actual consideration or value, whichever is greater, for this transfer is $6,000,000.00.

PURCHASER BEAMAN BOTTLING COMPANY

Pamela C. McGuire
Vice President & Secretary

Subscribed and sworn to before me this 11 day of February, 1997.

Notary Public

My Commission Expires: 6/30/98

CYNTHIA M. POGGIOGALLE
Notary Public, State of New York
No. 4863799
Qualified in Dutchess County
Commission Expires June 30, 1998

EXHIBIT A

LEGAL DESCRIPTION

BOOK 10349 PG 981

LAND in Davidson County, Tennessee, more particularly described as follows:

BEGINNING at a concrete monument at the northwest corner of Lot No. 1 of the D & E Subdivision of record in Plat Book 4955, page 95 of the Register's Office of Davidson County, Tennessee;

THENCE, North 13° 13' West, 85.10 feet to an iron pin;

THENCE, North 0° 47' West, 704.73 feet to an iron pin;

THENCE, North 36° 49' East, 800.0 feet to an iron pin;

THENCE, North 77° 19' East, 500.0 feet to an iron pin;

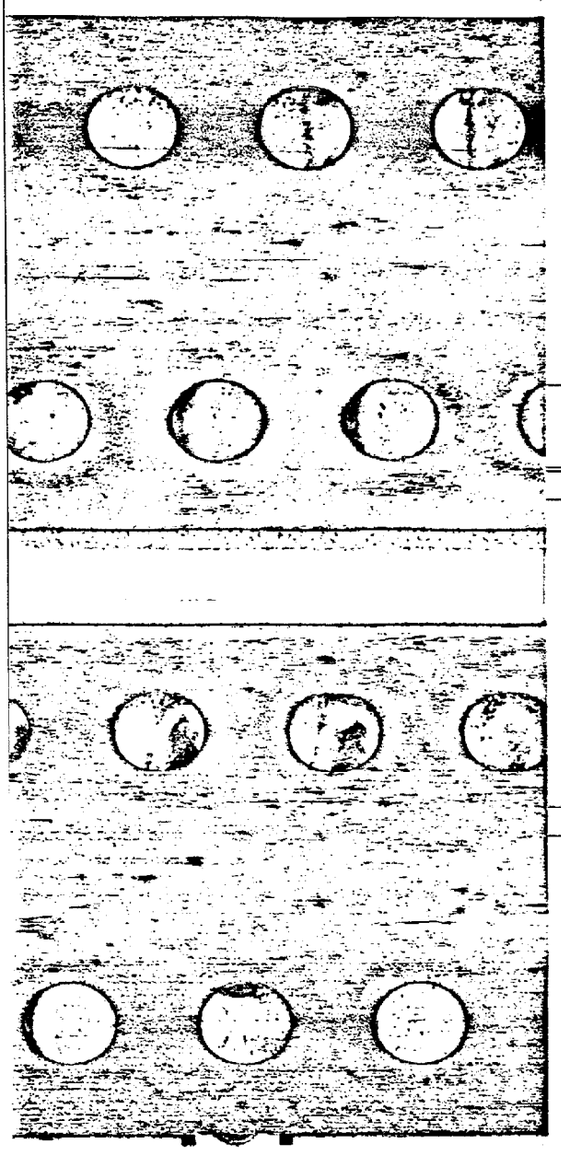
THENCE, South 17° 11' East, 1285.60 feet to an iron pin;

THENCE, South 76° 47' West, 1353.78 feet to the point of beginning, containing 32.053 acres, more or less.

BEING the same property conveyed to Boyle Trust and Investment Company, a Tennessee Corporation, by Deed of Record in Book 6624, page 626, Register's Office for Davidson County, Tennessee.

TOGETHER with Easement(s) appurtanent thereto as set forth in Book 6624, page 629.

6519 02/14 0101 03CHECK 22221.00



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

RECEIVED OF _____

FOR _____

BOOK 10349 PG 982

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	
				6000000.00
			CON TX	22200.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	22221.00
			CHECK	22221.00
02/14/97	01		14:04 0001	6519

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0273185
IDENTIF. & REFERENCE

97 FEB 14 PM 2:03
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1116981