To: B0436

THIS INSTRUMENT PREPARED BY:
David B. Herbert, Attorney
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

BOOK 10741 PG 811

SPECIAL WARRANTY DEED

Name and Address of New Owner: **Spartan Food Group, Inc.** 1210 Briarville Road, Building E, Suite 500 Madison, TN 37115
Send Tax Bills To: **New Owner**

Street Address of Subject Property: (Unimproved)	**Map-Parcel No:** **P/O 75-165.00** **P/O 75-166.00**

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and adequacy of which are hereby acknowledged, **FIRST TENNESSEE BANK NATIONAL ASSOCIATION** hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **SPARTAN FOOD GROUP, INC., a Tennessee Corporation,** hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED.

This conveyance is made subject to

1. Any and all zoning regulations, building restrictions, setback lines, if any and easements and rightrs of way for public utilities applicable to this property.

2. All matters shown on the recorded plat of record in Book 8250, page 855, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the

Grantee, its heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth herein.

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 23rd day of December, 1997.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

BY: Wm. L. Flagle, Jr.

Title: SVP

BY: Linda N. Morris

Title: Commercial Loan Officer

STATE OF Tennessee]

COUNTY OF Sullivan]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared William L. Flagle, Jr. and Linda N. Morris with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged themselves to be the Sr. Vice President and Commercial Loan Officer respectively of First Tennessee Bank National Association, a corporation, the bargainor, and that William L. Flagle Jr. as such Sr. Vice President and Linda N. Morris being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said William L. Flagle Jr. as such Sr. Vice President and attesting the same by the said Linda Morris as such Commercial Loan Officer

WITNESS my hand and official seal seal, at Bristol, Tennessee, this 23rd day of December, 1997.

Brenda Hensley

NOTARY PUBLIC

My commission expires: 4-26-98

BRENDA HENSLEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 10741 PG 813

STATE OF TENNESSEE]

COUNTY OF Davidson]

The actual consideration or value, whichever is greater for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December 1997.

Notary Public

My commission expires:

NOTARY PUBLIC
AT LARGE
David B. Herbert
My Commission Expires
March 24, 2001
STATE OF TENNESSEE

03856 73

IDENTIF. ▲ REFERENCE

97 DEC 31 PM 1:58

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

BOUNDARY DESCRIPTION
LOTS 1 & 2 COMBINED
HERMITAGE MARKET PLACE

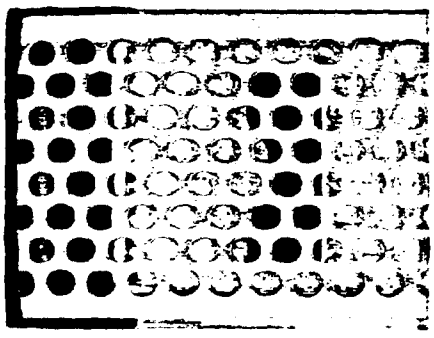
Land located in Davidson County, Tennessee, being Lot Numbers 1 & 2 on the Final Plat of Hermitage Market Place, Third Revision, as of record in Plat Book 8250, Page 855, Register's Office for Davidson County, Tennessee and more particularly described as follows:

Commencing at a common property corner of a tract of land owned by Wal-Mart Properties, Inc. (i.e. Deed Book 5932, Page 557, R.O.D.C., Tn.) and First Tennessee Bank National Association (i.e. Deed Book 8167, Page 714, R.O.D.C., Tn.) also on the Northeasterly right-of-way of Old Hickory Boulevard; thence from said common property corner and the point of beginning; thence South 83° 45' 32" East, 63.42 feet, to an existing concrete monument; thence South 83° 48' 00" East, 304.75 feet, to a point said point being a common property corner of the above described Lots 1 & 2; thence continuing South 83° 48' 00" East, 175.15 feet, to a concrete monument; thence South 83° 57' 30" East, 30.73 feet, to a point; thence South 00° 08' 34" West, 266.84 feet, to a point, said point on the Northerly property line of Lot Number 9 (Map 75 Parcel 122); thence following a curve to the right (i.e. curve C-19) with a Delta of 18° 09' 10", a Radius of 180.00 feet, a length of 57.03 feet, a Tangent of 28.76 feet, a Chord length of 56.79 feet and Chord Bearing of South 85° 51' 10" West, to a point; thence South 85° 04' 15" East, 33.50 feet, to a point; thence following a curve to the right (i.e. curve C-18) with a Delta of 13° 41' 05", a Radius of 230.00 feet, a length of 54.93 feet, a Tangent of 27.60 feet, a Chord length of 54.80 feet, a Chord Bearing of South 88° 05' 12" West, to a point; thence North 15° 42' 37" West, 87.13 feet to a point; thence following a curve to the left (i.e. curve C-21) with a Delta of 74° 17' 39", a Radius of 37.48 feet, a length of 48.60 feet, a Tangent length of 28.39 feet, a Chord length of 45.27 and Chord Bearing of North 52° 51' 27" West, to a point; thence South 89° 59' 43" West, 151.05 feet, to a point; thence South 55° 57' 48" West, 81.55 feet to a point, said point being on the aforementioned right-of-way of Old Hickory Boulevard; thence along said right-of-way following a curve to the right (i.e. curve 1-1A) with a Delta of 9° 32' 04", a Radius of 1,829.86 feet, a length of 304.51 feet, a Tangent of 152.60 feet, a Chord length of 304.15 feet, a Chord Bearing of North 28° 53' 13" West, to the point of beginning; Lots 1 & 2 contain 116,064 sq.ft. (2.67 acres) more or less.

Being a part of the property conveyed to First Tennessee Bank National Association by Substitute Trustees' Deed from John C. Phipps, II, and Randal S. Mashburn, Substitute Trustees as of record in Book 8167, page 714, Register's Office for Davidson County, Tennessee.

259 12/31 0:01 03CHECK 2144.50

BOOK 36



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

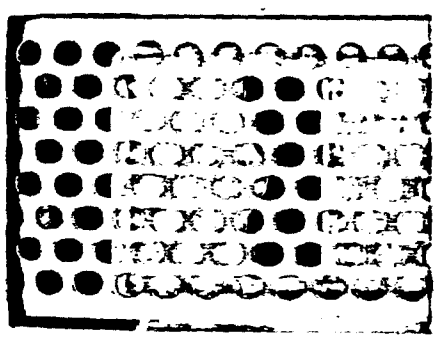
RECEIVED OF _____

FOR _____

BOOK 10741 PG 815

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0385673
IDENTIF. ← REFERENCE

97 DEC 31 PM 1:58
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

MAMT 575000.00
ERR CO
MAMT 575000.00-
CAMT 575000.00
CON TX 2127.50
PRFEE 1.00
WDEED 16.00
TOTAL 2144.50
CHECK 2144.50

12/31/97 01 14:01 0001 7259

No. 1237954