BOOK 10751 PG 105

51-B

This Instrument Prepared By:
WYATT, TARRANT & COMBS
Attorneys At Law
1500 Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Stephen G. Sanders 1332 STEWART STREET WINTER PARK, FLORIDA 32789	SAME	Part of Map 163, Parcel 229

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Fleming Companies, Inc. Successor by Merger to Malone & Hyde, Inc. (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Stephen G. Sanders (herein referred to as "Grantee"), his heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Being Parcel 1 as shown on the Plan of the Resubdivision of Lot "L" of the First Revision, Section Thirteen, Hickory Hollow Mall, of record in Plat Book 8250, page 819, Register's Office for Davidson County, Tennessee.

Being part of the real property conveyed to Malone & Hyde, Inc., by Special Warranty Deed from Ohiocubco, Inc., of record in Book 7990, page 159, Register's Office for Davidson County, Tennessee. Pursuant to Articles of Merger, of record in Book 10566, page 650, Register's Office for Davidson County, Tennessee, the said Malone & Hyde, Inc., is now known as Fleming Companies, Inc.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that said property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 1998 real estate taxes.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons or parties claiming by, through or under Grantor, but no further or otherwise.

WITNESS this the 5TH day of January, 1998.

GRANTOR:

Fleming Companies, Inc. Successor by Merger to Malone & Hyde, Inc.

By: Robert W. Smith

Title: SR VICE PRES.

0388153
IDENTIF. ↑ REFERENCE

98 JAN -8 AM 9:17
REGISTER
DAVIDSON CO. TN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $700,000.00.

AFFIANT

Subscribed and sworn to before me, this 7th day of January, 1998.

Christine T. Crook
NOTARY PUBLIC

My Commission Expires:

9/23/00

STATE OF Oklahoma)
COUNTY OF Oklahoma)

Personally appeared before me, Angela K. Stroede a Notary Public for the state and county aforesaid, Robert W. Smith, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sr Vice Pres. of Fleming Companies, Inc., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 5th day of January, 1998.

NOTARY SEAL PUBLIC
ANGELA K. STROEDE
Oklahoma County
Notary Public in and for
State of Oklahoma
My commission expires 10-28-2000

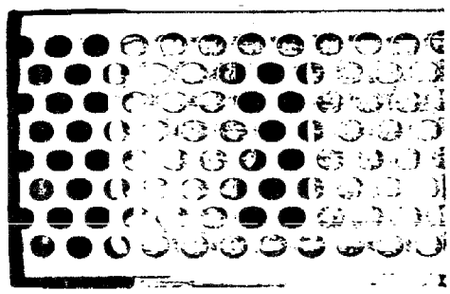
Angela K. Stroede
NOTARY PUBLIC

My Commission Expires:

10-28-2000

9874 01/28 0101 03CHECK 2599.00

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



RECEIVED OF _____

FOR _____

BOOK 10751 PG 107

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 700000.00
CON TX 2590.00
PRFEE 1.00
WDEED 8.00
TOTAL 2599.00

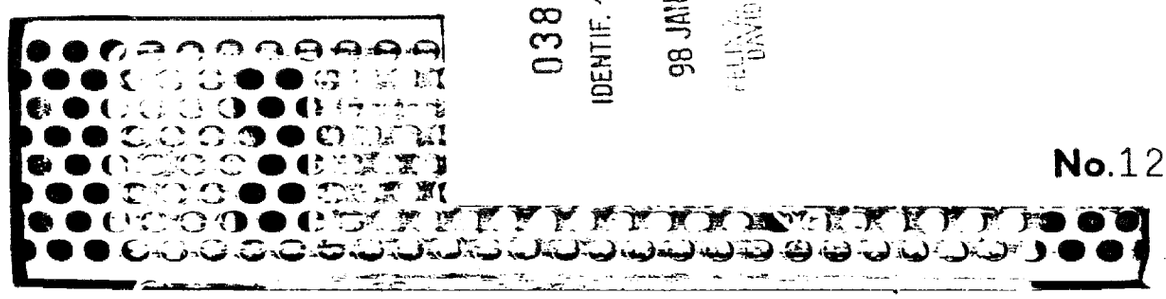
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 2599.00

01/08/98 01 09:18 0001 9874

0388153
IDENTIF. & REFERENCE

98 JAN -8 AM 9:17

REGISTER
DAVIDSON CO. TN.



No. 1240542