This instrument was prepared by:
Leroy J. Ellis, III, Attorney at Law
306 Gay Street, Suite 200
Nashville, TN 37201

File Box 40-A

BOOK 11056 PAGE 235

EXECUTOR'S WARRANTY DEED

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NUMBER
Cleston B. Daniels, Partner Madison Food Fair 223 Madison Street, Suite 112 Madison, Tennessee 37115	New Owner	42 - 16 / 203

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the GRANTEES herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, J. Edwin Brown, Executor of the Will of Anna White Doolittle Underwood, deceased, as GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Madison Food Fair, a Tennessee general partnership composed of Julio Pierpaoli, a one-sixth interest, Cleston Daniels, a one-sixth interest, David Pitzer, a one-sixth interest, Thomas E. Stewart, a one-third interest (including a one-sixth interest as successor in interest to Thomas M. Black by assignment of record in Book 10161, Page 977, Register's Office for Davidson County, Tennessee), and Herman Wind, a one-sixth interest, the GRANTEES herein, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 11th, formerly the 19th Civil District of Davidson County, Tennessee, being a part of Lot 1 on the Plan of the Douglas-Levine subdivision at Madison, Tennessee, of record in Book 547, Page 44, Register's Office for Davidson County, Tennessee.

Said property being described according to a survey, not of record, by Kohl-Coode and Associates, dated February 11, 1974, file number 238, as follows:

BEGINNING at an iron pin in the westerly margin of Gallatin Pike, as widened, where said Pike, as widened, intersects the common boundary between Lots 1 and 2 on said subdivision; thence with the westerly margin of said Pike, South 11 degrees 33 minutes West, 30.85 feet to a point; thence with the line of the intersection of said Pike and Madison Street around a curve to the right, 28.64 feet to a point; thence with the northerly margin of Madison Street, as widened, North 86 degrees 25 minutes West 134.43 feet to a P.K. nail; thence with the easterly margin of a public alley (now Dulin Avenue), North 11 degrees 51 minutes East 70.08 feet to a P.K. nail; thence with the common boundary between Lots 1 and 2 on said subdivision, South 78 degrees 9 minutes East 150.00 feet to the point of beginning.

Being a part of the same property conveyed to E. R. Doolittle by Deed from Littell Rust, Trustee, dated May 21, 1929, and of record in Book 735, Page 692, said Register's Office.

The said E. R. Doolittle died on October 14, 1946 and devised said property to Anna White Doolittle by Will recorded in Will Book 61, Page 327, County Clerk's Office for said County.

The said Anna White Doolittle married Clinard S. Underwood and survived him as his widow. Anna White Doolittle Underwood, being the same person as Anna White Doolittle, died on February 25, 1997 and devised said property as part of her residuary estate under her Will of record in Will Book A-11, Page 41, Probate Court Clerk's Office of Wilson County, Tennessee, a certified copy of which is of record in Book 10506, Pages 425-435, Register's Office of Davidson County, Tennessee, subject to authority given therein to her personal representative to sell and convey real property and to administer the same as part of her estate under the fiduciary powers set forth in Tennessee Code Annotated §35-50-110.

This is improved property, known as 414 Gallatin Road South, Madison, Tennessee 37115.

This conveyance is subject to all visible easements and to the following:

1. Permanent easement and right-of-way for street purposes to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4515, Page 472, said Register's Office.
2. Real property taxes for 1998, which are assumed by GRANTEE, and unpaid taxes, if any, payable by the Lessee under Lease to Julio Pierpaoli, of record in Book 7483, Page 616, said Register's Office.

By lease dated March 2, 1988, of record in Book 7483, Page 616, said Register's Office, Anna White Doolittle Underwood, as Lessor, leased the real property herein described to Julio Pierpaoli, as Lessee. By Assignment of Lease Indenture dated November 4, 1988, of record in Book 7747, Page 472, said Register's Office, all interest of the Lessee under said Lease was assigned to GRANTEES herein. By the delivery of this Deed from GRANTOR to GRANTEES, all interest of the GRANTEES under said Lease is merged into the title acquired by this Deed and the said Lease is canceled as of the date and time of delivery of Deed. Rent is paid to the date of this Deed.

This conveyance is made without representation or warranty by GRANTOR concerning the physical condition of the real property herein described, including all structures and improvements located thereon.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns, forever. And I do covenant with the said GRANTEES that Anna White Doolittle Underwood was lawfully seized and possessed of said land in fee simple at the time of her death, that I, as such Executor, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And I, as such Executor, do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons claiming by or through me as such Executor.

Whenever 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 5th day of August, 1998.

J. Edwin Brown, Executor
Under the Will of Anna White
Doolittle Underwood, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Edwin Brown, the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained as Executor under the Will of Anna White Doolittle Underwood, deceased.

Witness my hand and official seal at Davidson County, Tennessee this 5th day of August, 1998.

NOTARY PUBLIC

My Commission Expires: 1/30/2001

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

98 AUG -6 PM 3:46
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

04,72092
IDENTIF. ↑ REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 55,000.00.

Sworn to and subscribed before me this 5th day of August, 1998.

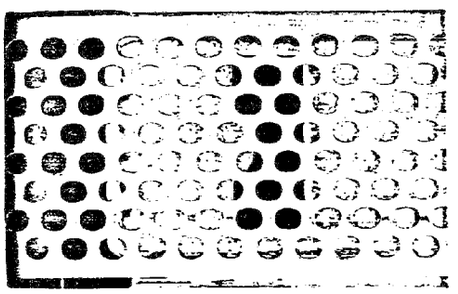
NOTARY PUBLIC

My Commission Expires: 1/30/2001

CATHERINE C. HERSHEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

wpdocs/Ellis/Underwood/Warranty Deed.2

01.01 03CHECK 214-50



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

RECEIVED OF _____

FOR _____

BOOK 11056 PAGE 237

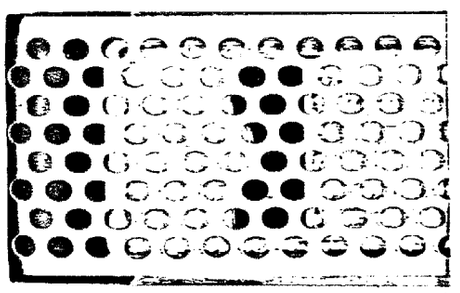
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 55000.00
				CON TX 203.50
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 214.50
				CHECK 214.50
			08/06/98 01	15:48 0001 3853

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 AUG -6 PM 3:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



0472092
IDENTIF. # REFERENCE

No.1329429