This instrument prepared by:

LAWYERS TITLE INSURANCE CORPORATION
424 Church Street, Suite 200
Nashville TN 37219

7021 Westbelt Dr.
Nashville, Davidson Co., TN
File Box 49
Map & Parcel: Map 79 Parcel 71
LTIC File No: 41981
26246

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that Beaman Bottling Company for and in consideration of Ten and 00/100 ($10.00) Dollars, do hereby remise and release, quit claim and convey all of his/her/their right, title and interest unto Bottling Group, LLC a Delaware Limtied Liability Company the following described real estate located in Nashville, County of Davidson, State of Tennessee, to wit:

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

BEGINNING at a 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 deg. 13' West, 85.10 feet to an iron pin;

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

BOOK 11398 PG. 710

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

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

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

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

BEING the same property conveyed to Beaman Bottling Company, by Deed of Record in Book 10349, page 977, Register's Office of Davidson County, Tennessee.

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

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RECEIVED FOR REFERENCE
99 MAR 24 PM 3:31
[illegible]

IN TESTIMONY WHEREOF I/We have executed this instrument this the 9th day of February, 1999.

Beaman Bottling Company

By: _____
Lawrence F. Dickie, Vice President

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This is (xx) improved () unimproved
property known as:
7021 Westbelt Drive
Nashville, TN

Mail Tax Bills to: (Person or Agency responsible for payment of taxes)

Bottling Group, LLC
1 Pepsi Way
Somers, NY 10589

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transaction is: $10.00-Nominal consideration (IRC 351 tax exempt reorganization)

By: _____
Affiant-McCullough, Goldberger & Staudt
Attorneys for Grantee

Subscribed and sworn to before me this the 9th day of February, 1999.

_____
Notary Public
My Comm Expires: 2000

MATTHEW A. BAVOSO
Notary Public, State of New York
No. 02BA6007618
Qualified in Westchester County
Commission Expires May 26, 2000

(Corporate Notary Acknowledgement)
STATE OF New York
COUNTY OF Westchester

BOOK 11398 PG. 711

Before me, the undersigned , a Notary Public within and for the State and County aforesaid,personally appeared Lawrence F. Dickie with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged himself/herself/themselves to be the Vice President of the Beaman Bottling Company a corporation, and that as such Vice President being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

Witness my hand and official seal at office at Westchester,New York on this date of February 9 1999

_____
Notary Public

3072 03/24 0101 03CHECK 10.00

Commission Expires: _____

JAMES R. HUSSELBEE
Notary Public, State of New York
No. 01HU5054235
Qualified in Westchester County
My Commission Expires Jan. 8 2000

Record & Return To:
McCullough, Goldberger & Staudt
550 Mamaroneck Avenue
Harrison, New York 10528

#42-000118