Mail

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Edward R. Tietgens and Todd E. Tietgens 5145 Walnut Park Drive Brentwood, TN 37027	[Same]	80/40

BOOK 11529 PG. 337

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CRESTAR FOOD PRODUCTS, INC., a Delaware corporation ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto EDWARD R. TIETGENS and TODD E. TIETGENS ("GRANTEES"), each as to a 50% undivided interest as tenants in common, their successors, heirs and assigns, certain real estate in Nashville, Davidson County, Tennessee, being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 1605 Hospital Road, Nashville, Tennessee.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to taxes for the current year which have been prorated and will be paid by GRANTEES.

TO HAVE AND TO HOLD the Property, together with all appurtenances, estate, title and interest thereto belonging to GRANTEES, their successors, heirs, and assigns, forever.

GRANTOR further covenants and binds itself to warrant specially and forever defend the title to the Property to GRANTEES, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under GRANTOR (other than as set forth above).

WITNESS its hand this 11th day of June, 1999.

CRESTAR FOOD PRODUCTS, INC.

By: _____

Title: Vice President

Date: June 11, 1999

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

STATE OF Pennsylvania

COUNTY OF Allegheny

BOOK 11529 PG. 338

Before me, Stephanie L. Lichauer, a Notary Public in and for the said County and State, personally appeared Mitchell Ring, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Vice President of CRESTAR FOOD PRODUCTS, INC., the within-named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal in Pittsburgh, PA, this the 11th day of June, 1999.

Stephanie L. Lichauer
Notary Public

My Commission Expires:

4-16-2001

Notarial Seal
Stephanie L. Lichauer, Notary Public
Pittsburgh, Allegheny County
My Commission Expires Apr. 16, 2001
Member, Pennsylvania Association of Notaries

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Edward R Tietgens
Affiant

Subscribed and sworn to before me, this the 14th day of June, 1999.

Notary Public
My Commission Expires: 1/27/01

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c:\wpdocs\tietgens\warrdeed.spec 060899

BOOK 11529 PG. 339

PROPERTY DESCRIPTION

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated November 17, 1967, as follows:

Beginning at a point on the westerly margin of County Hospital Road, formerly Asylum Road, at a point South 36 deg. 30 min. West 60 feet from the southeast corner of the property conveyed to U-Haul Co., of Kentucky, Inc., by deed from Colonial Realty, of record in Book 3613, page 583; thence with the margin of said Road, South 36 deg. 30 min. West 300 feet to an iron pin; thence leaving said Road, North 50 deg. 33 min. 40 sec. West 523.29 feet to an iron pin; thence North 53 deg. 30 min. West 77.39 feet to an iron pin; thence North 36 deg. 30 min. East 273.18 feet to an iron pin; thence South 53 deg. 30 min. East 600 feet to the point of beginning, containing 3.93 acres, more or less.

The above described property was conveyed to Crestar Food Products, Inc., a Delaware corporation, by deed from JL Foods Inc., a California corporation, as successor-in-interest by merger of Crestar Foods, Inc., an Alabama corporation, formerly Pasquale Food Company, Inc., as successor-in-interest by merger of Wholesale Pizza Company, a Tennessee corporation, of record in Book 8427, page 233, as re-recorded in Book 8462, page 774, Register's Office for Davidson County, Tennessee.

EXHIBIT A

c:\wpdocs\tietgens\warrdeed.spec 060999

99 JUN 15 PM 3:48

REGISTER
DAVIDSON COUNTY, TN.

06/15 0101 02CHECK 1495.00

0225

0609 247

REFERENCE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11529 PG. 340

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0600247

REFERENCE

99 JUN 15 PM 3:48

REGISTER
DAVIDSON COUNTY, TN.

	CAMT
	400000.00
CON TX	1480.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1495.00
CHECK	1495.00

06/15/99 01 15:51 0001 0225

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474637