THIS INSTRUMENT PREPARED BY:

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Phillips, Lytle, Hitchcock, Blaine & Huber LLP
3400 HSBC Center
Buffalo, New York 14203

BOOK 11584 PAGE 132

SPECIAL WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
ELIZABETH RAE WESTJOHN 2975 Armory Drive Nashville, Tennessee 37204	NEW OWNER	132-4-6

99 JUL 22 PM 2:33

06148350

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, RICH PRODUCTS CORPORATION, a Delaware corporation, successor in interest to TENNESSEE DOUGHNUT CORPORATION ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto ELIZABETH RAE WESTJOHN, married ("Grantee"), certain real property in Davidson County, Tennessee, described in attached Schedule A.

Being the same real property conveyed to Grantor by deed of record in Book 6126, page 588, in the Register's Office for Davidson County, Tennessee. The foregoing description is the same as in said deed.

This is improved property known as 2975 Armory Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns forever.

GRANTOR covenants and binds itself and its successors and assigns to warrant specifically and forever defend the title to said real property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than

claims arising out of the matters set forth in Lawyers Title Insurance Policy (Case No. 43432)), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 14 day of July 14, 1999.

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RICH PRODUCTS CORPORATION

By: Maureen O Hurley

Name:

Title:

STATE OF NEW YORK)
) SS.:
COUNTY OF ERIE)

Personally appeared before me, Jill K Bond, a Notary Public, Maureen O'Hurley with whom I am personally acquainted, and who acknowledged that She executed the within instrument for the purposes therein contained, and who further acknowledged that She is the Sr Vice President of Rich Products Corp, a corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 14 day of July, 1999.

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Jill K Bond
Notary Public

My Commission Expires:

JILL K. BOND
Notary Public, State of
Qualified in Erie Co
My Commission Expires Sept. 13, 1999

STATE OF NEW YORK)
) SS.:
COUNTY OF ERIE)

The actual consideration or value (whichever is greater) for this transfer is $1,104,000.00.

Maureen O'Hurley
Affiant

Subscribed and sworn to before me, this 14 day of July, 1999.

Jill K Bond
Notary Public

My Commission Expires:
Sept. 13, 1999

JILL K. BOND
Notary Public, State of New York
Qualified in Erie County
My Commission Expires Sept. 13, 1999

BFLO Doc # 915395.1

LAND lying in the Sixth Civil District of Davidson County, Tennessee, being more particularly described as follows:

Beginning at a ½ inch diameter re-bar pin set, being the Southeast corner of the McNally Partnership property of record in Deed Book 8925, page 833 in the Register's Office of Davidson County.

Also being the West right-of-way of Armory Drive, thence running with the said right-of-way South 02 degrees, 37 minutes, 30 seconds West, a distance of 319.95 feet to the beginning of a curve tangent to said line; thence southwesterly having an arc distance of 78.66 feet along the curve concave to the northwest, having a radius of 50.00 feet, a chord bearing of South 47 degrees, 41 minutes, 45 seconds West a chord distance of 70.80 feet, and a delta angle equal to 90 degrees, 08 minutes, 30 seconds to a point of tangent, a concrete monument found in the North right-of-way of Armory Drive, thence continuing with said right-of-way North 87 degrees, 14 minutes, 00 seconds West, a distance of 364.79 feet to a ½ diameter inch iron re-bar found in said right-of-way, thence leaving said right-of way along a fence, North 02 degrees, 37 minutes, 45 seconds East, a distance of 606.68 feet to a ½ inch iron re-bar set, being the Northeast corner of the Bvt South Oaks Business Center, LTD. Property of record in Deed Book 7354, at page 893 in the Register's Office for Davidson County; thence with a curve concave to the South having a arc distance of 98.06 feet, a radius of 358.10 feet, a chord bearing of South 80 degrees, 00 minutes, 41 seconds East a chord distance of 70.80 feet, and a delta angle equal to 15 degrees, 41 minutes, 21 seconds, to a point of tangent, a ½ inch diameter iron re-bar set being in the southern property line of the Maynard, Robert P. & Jane C. property of record in Deed Book 10770, page 219 in the Register's Office for Davidson County, thence South 72 degrees, 10 minutes, 00 seconds East tangent to said curve, a distance of 45.81 feet to a ½ inch diameter iron re-bar set in said property, thence South 65 degrees, 01 minutes, 00 seconds, a distance 20.03 feet to a ½ inch diameter iron re-bar set, being the beginning of curve tangent to said line, thence southeasterly having a arc distance of 332.19 feet along the curve concave to the southwest, having a radius of 577.45 feet, a chord bearing of South 48 degrees, 32 minutes, 11 seconds East a chord distance of 327.63 feet, a delta angle equal to 32 degrees, 57 minutes, 39 seconds, to the point of beginning containing an area by computation of 5.06 acres. Survey made by DBS & Associates, Engineering, Inc. Nashville Tennessee, Christopher C. White, Surveyor, Tennessee Registration No. 1569

BEING the same property conveyed to Tennessee Doughnut Corporation, by Deed of Record in Book 6126, page 588, Register's Office for Davidson County, Tennessee. Tennessee Doughnut Corporation has since dissolved and upon said dissolution, title was vested in Rich Products Corporation, a Delaware Corporation, sole stockholder of Tennessee Doughnut Corporation.

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

BEST COPY AVAILABLE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11584 PAGE 136

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

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PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

06148835
DAVIDSON COUNTY
97 JUL 22 PM 2:33

CAMT
1104000.00
DCN TX 4084.80
RMFEE 1.00
MTGTX 16.50
CFEE 2.00
TOTAL 4103.80
CHECK 4103.80

07/22/97 03 14:38 0001 5859

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494158