This Instrument Prepared By:
John N. Popham, Esq.
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Davidson County DEEDWARR
Recvd: 06/06/03 11:46 6pgs
Fees:33.00 Taxes:1850.00
20030606-0078455

Address New Owner	Send Tax Bills To	Map-Parcel Number
UniFirst Corporation 68 Jonspin Road Wilmington, Massachusetts 01887	UniFirst Corporation 68 Jonspin Road Wilmington, Massachusetts 01887	106-41 106-44

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **DAVID G. PATTERSON, JR.** ("Grantor"), has bargained and sold and by these presents does transfer and convey unto **UNIFIRST CORPORATION**, a Massachusetts corporation ("Grantee"), its successors and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land situated in Davidson County, Tennessee and more particularly described on **Exhibit A** attached hereto and made a part hereof by this reference.

The conveyance of the property described herein is made expressly subject to those matters set forth on **Exhibit B** attached hereto and made a part hereof by this reference.

TO HAVE AND TO HOLD said tract or parcel of land, together with all and singular the appurtenances, hereditaments, estate, title and interest thereto belonging or in any wise appertaining, to the said Grantee, its successors and assigns, in fee simple, forever.

Grantor does hereby covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise set forth herein; and Grantor does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever, except as to those matters described on **Exhibit B** attached hereto to which this conveyance is made subject.

The undersigned, Elizabeth B. Patterson, being the spouse of David G. Patterson, Jr., Grantor herein, joins in this conveyance solely for the purpose of, and does hereby transfer, quitclaim and convey unto the Grantee herein, its successors and assigns, any and all right, title or interest that she may have in and to the property

conveyed herein by reason of her marriage to the said David G. Patterson, Jr. or otherwise.

IN WITNESS WHEREOF the undersigned have executed this instrument to be effective as of the 6th day of June, 2003.

David G. Patterson, Jr.

Elizabeth B. Patterson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this ___ day of June, 2003, before me, a notary public of the state and county aforesaid, personally appeared **David G. Patterson, Jr.**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office, this 5th day June, 2003.

Victoria A Hellmer
Notary Public

VICTORIA A. HELLMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
1-27-07

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this ___ day of June, 2003, before me, a notary public of the state and county aforesaid, personally appeared **Elizabeth B. Patterson,** the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, at office, this 5th day of June, 2003.

Victoria A. Hellmer
Notary Public

VICTORIA A. HELLMER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
1-27-07

313787-1

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $500,000.00.

Sworn to and subscribed before me,
this 19 day of June, 2003

KIM HARTGE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 9/25/04

My Commission Expires SEPT. 25, 2004

313787-1

EXHIBIT A

Property Description
Tax Map 106, Parcel 41 and 44

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron rod set at the intersection of the westerly right-of-way line of Massman Drive, 130 feet in width, and the northerly right-of-way line of Interstate 40, width varies;

Thence leaving the westerly right-of-way line of Massman Drive with the northerly right-of-way line of Interstate 40, South 78 Deg 58 Min 09 Sec West, passing an existing iron rod at 995.31 feet, for a total of 1081.00 feet to a point in the approximate center of Mill Creek;

Thence leaving the northerly right-of-way line of Interstate 40 with the approximate centerline of Mill Creek, North 11 Deg 01 Min 51 Sec West, 145.00 feet to a point;

Thence North 02 Deg 42 Min 39 Sec East, 220.00 feet to a point;

Thence North 16 Deg 59 Min 19 Sec East, 135.00 feet to a point;

Thence North 45 Deg 49 Min 34 Sec East, 435.00 feet to a point;

Thence North 29 Deg 14 Min 01 Sec East, 115.68 feet to a point in the southerly right-of-way line of Elm Hill Pike, 80 feet in width;

Thence with the southerly right-of-way line of Elm Hill Pike, North 82 Deg 49 Min 31 Sec East, 142.80 feet to an existing iron rod at a corner common with the property of Welton Investments, as of record in Deed Book 9856, Page 426, at the Register's Office for Davidson County, Tennessee, also being Lot One of the Pat McRedmond Subdivision, as of record in Plat Book 7900, Page 785, at the Register's Office for Davidson County, Tennessee;

Thence with the westerly property line of Welton Investments, South 37 Deg 45 Min 38 Sec East, 128.96 feet to an existing iron rod;

Thence South 50 Deg 12 Min 25 Sec East, 173.55 feet to an existing iron rod;

Thence with the southerly property line of Welton Investments, North 81 Deg 30 Min 01 Sec East, 191.29 feet to an existing iron rod in the westerly right-of-way line of said Massman Drive;

Thence with the westerly right-of-way line of Massman Drive, South 14 Deg 00 Min 53 Sec East, 533.79 feet to the POINT OF BEGINNING.

Containing 644,517 Square Feet (14.796 Acres more or less).

Being the same property conveyed to David G. Patterson, as of record in Deed Book 10486, Page 524, at the Register's Office for Davidson County, Tennessee.

Bearings based on Tennessee State Plane Coordinate System NAD 83, 1995.

Cherry Land Surveying, Inc.
622 West Iris Drive
Nashville, Tennessee 37204
(615) 269-3972
Fax (615) 269-9345

EXHIBIT B

1. Real property taxes for the year 2003 and subsequent years.

2. Easement to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3641, page 291, Register's Office for Davidson County, Tennessee.

3. Sanitary sewer line in the northerly portion of the property, easement for the flow of Mill Creek and the nature or extent of any riparian rights associated with said creek, and overhead utility lines across the southerly and easterly portion of the property all as more particularly shown on a survey of the property prepared by Cherry Land Surveying, Inc., R. Scot Cherry, TN RLS #1512, Survey Number 02382REV LKM, dated January 13, 2003, last revised May 20, 2003.