Address New Owner:	**Map-Parcel Numbers:**	**Send Tax Bills To:**
Fox Group, Inc.. 167 Lafayette Street Nashville, Tennessee 37203	Map 105-4, Parcel 249	New Owner

This instrument prepared by: Edwin E. Wallis, Jr., Moss, Benton & Wallis, PLLC325 N. Parkway, P.O. Box 3897, Jackson, Tennessee 38303-3897

After recording, please return by mail to: Moss, Benton & Wallis, PLLC (EEW)325 N. Parkway, P.O. Box 3897, Jackson, Tennessee 38303-3897

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Y'R MARKET, A PARTNERSHIP consisting of Iqtidar A. Shirazi and Younus Razzaq** (the "Grantor"), has bargained and sold, and by these presents transfers and conveys to **FOX GROUP, INC., a Tennessee Corporation.** This is improved property, known as Y'R Market, 167 Lafayette Street, Nashville, Tennessee 37203.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to all easements, restrictions, rights, encumbrances, and other matters set forth in Exhibit B attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through, or under Grantor, but not otherwise, subject to the Permitted Exceptions.

STATE OF TENNESSEE
COUNTY OF MADISON

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Affiant

Subscribed and sworn to before me this 19th day of December, 2003.

Notary Public

My Commission Expires: 1/15/07

RHONDA DUTTON NOTARY PUBLIC AT LARGE MADISON COUNTY, TN

Davidson County DEEDWARR
Recvd: 01/13/04 11:30 5pgs
Fees:28.00 Taxes:1295.00
20040113-0005260

EXCEPT FOR THE SPECIAL WARRANTY OF TITLE CONTAINED IN THIS DEED, GRANTOR HAS NOT MADE, IS NOT MAKING AND SPECIFICALLY DISCLAIMS ANY WARRANTIES, REPRESENTATIONS, GUARANTEES OR ASSURANCES, EXPRESS OR IMPLIED, TO GRANTEE REGARDING THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, WARRANTIES, REPRESENTATIONS, GUARANTEES AND ASSURANCES REGARDING (I) THE PRESENCE OF HAZARDOUS OR TOXIC SUBSTANCES, MATERIALS, WASTES, POLLUTANTS OR CONTAMINANTS, INCLUDING, WITHOUT, POLYCHLORINATED BIPHENYL, ASBESTOS, RADON, UREA FORMALDEHYDE, GASOLINE, DIESEL FUEL AND HYDROCARBONS, (II) ENVIRONMENTAL CONDITION, (III) THE QUALITY, NATURE, ADEQUACY OR CONDITION OF SOILS AND GROUNDWATER, (IV) THE EXISTENCE, QUALITY, NATURE, ADEQUACY OR CONDITION OF ANY UTILITY SERVICE, (V) COMPLIANCE WITH APPLICABLE LAW (INCLUDING, BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT) OR ANY COVENANT, CONDITION, RESTRICTION OR OTHER ENCUMBRANCE, (VI) ZONING OR OTHER LEGAL STATUS, (VII) THE EXISTENCE OF ANY PENDING OR THREATENED TAKING BY CONDEMNATION OR EMINENT DOMAIN, (VIII) THE CONDITION OF TITLE OR THE NATURE, STATUS OR EXTENT OF ANY EASEMENT, RIGHT OF WAY, ENCUMBRANCE, LICENSE, RESERVATION OR OTHER MATTER AFFECTING TITLE, OR (IX) QUALITY, NATURE, SUITABILITY, FITNESS FOR A PARTICULAR PURPOSE, HABITABILITY, ADEQUACY, VALUE, PROFITABILITY, PROSPECTS OR CONDITION.

BY ACCEPTANCE OF THIS DEED, GRANTEE (I) AGREES TO THE DISCLAIMER SET FORTH IN THE PRECEDING PARAGRAPH, (II) ACCEPTS THE PROPERTY "ASIS, WHEREIS", WITH ALL FAULTS AND DEFECTS (LATENT OR PATENT), AND (III) WAIVES, RELEASES AND DISCHARGES, ON BEHALF OF ITSELF AND ITS SUCCESSORS-IN-INTEREST, ALL CLAIMS IT MAY HAVE AGAINST GRANTOR OR ANY PARENT COMPANY, SUBSIDIARY COMPANY, SISTER COMPANY OR AFFILIATE OF GRANTOR DUE TO THE PRESENCE OF ANY HAZARDOUS OR TOXIC SUBSTANCES, MATERIALS, WASTES, POLLUTANTS OR CONTAMINANTS, INCLUDING, WITHOUT LIMITATION, POLYCHLORINATED BIPHENYL, ASBESTOS, RADON, UREA FORMALDEHYDE, GASOLINE, DIESEL FUEL AND HYDROCARBON, ON, UNDER OR ABOUT THE PROPERTY, WHETHER KNOWN OR UNKNOWN, EXISTING OR ARISING IN THE FUTURE, INCLUDING WITHOUT LIMITATION, CLAIMS FOR CONTRIBUTION, CLAIMS FOR INDEMNITY, AND CLAIMS ARISING UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT, AS AMENDED 42 U.S.C. § 9601 AT SEQ; EXCEPT GRANTOR SHALL NOT BE RELEASED FROM ITS OBLIGATIONS AND AGREEMENTS UNDER THE PURCHASE AGREEMENT.

EXECUTED to be effective the 19th day of December, 2003.

GRANTOR:

Y'R MARKET, a partnership

By: _____

Name: Iqtidar A. Shirazi
Title: Partner

By: _____

Name: Younus Razzaq
Title: Partner

STATE OF TENNESSEE)

COUNTY OF MADISON)

Before me, Edwin E. Wallis, Jr., the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Iqtidar A. Shirazi and Younus Razzaq, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Partners of Y'R Market, a Partnership, the within named bargainor, a corporation, and that they as such Partners, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Partners.

WITNESS my hand and seal at office in Jackson, Tennessee, this the 19th day of December, 2003.

Rhonda Dutton
Notary Public

My Commission Expires:
1/15/07

RHONDA DUTTON NOTARY PUBLIC AT LARGE MADISON COUNTY, TN

EXHIBIT A

DESCRIPTION OF PROPERTY

Being part of Lots 1, 2 and 3 on the Plan of Shield's Subdivision of the Chilton Lane, of record in Book 57, page 110, said Register's Office, according to a survey by John H. Wright, R.L.S. #1014, dated 12/4/90, as follows:

Beginning on the southerly margin of Lafayette Street, as widened, at an iron pin on the dividing line between Lots Nos. 3 and 4; thence with the southerly margin of said Lafayette Street N 69 degrees W, 133.5 feet to the beginning of a curve; thence around said curve with a radius of 15 feet southwesterly 25 feet to the easterly margin of Fairfield Street, at a point 16.5 feet south of the southerly margin of Lafayette Street, if extended; thence with the easterly margin of Fairfield Street, S 15 degrees 36' W, 53.5 feet to the northwest corner of the part of said Lot 1 devised to Mattie Pitts under the Will of Ben Stewart, deceased, of record in Will Book 60, page 233, County Court for said County, thence with the northerly line of said Pitts lot, S 69 degrees E, 50 feet to the dividing line between Lots Nos. 1 and 2; thence with said line, S 15 degrees 36' W, 33 feet to the northerly margin of an alley; thence with said alley, S 69 degrees E, 100 feet to an iron pin, the corner of Lots Nos. 3 and 4; thence with the line between said two lots, N 15 degrees 36' E, 103 feet to the point of beginning.

Being the same property conveyed to the Grantor by Deed of record in Instrument No. 20021011-0125064, Register's Office of Davidson County, Tennessee.

EXHIBIT B

LIST OF PERMITTED EXCEPTIONS

1. Taxes and assessments for 2003 and subsequent years.

2. All matters shown on the Plan of record in Plat Book 57, page 110, Register's Office of Davidson County, Tennessee.