This instrument prepared by:
Claiborne K. McLemore III
1211 Sixteenth Avenue, South
Nashville, Tennessee 37212

Davidson County DEEDWARR
Recvd: 04/13/04 08:12 5pgs
Fees:28.00 Taxes:2405.00
20040413-0041154

Address New Owner:	Send Tax Bills To:	Identification:
B & B Manufacturing, LLC 2974-B Sidco Drive Nashville, TN 37204	New Owner	Map 105-3 Parcel: 206

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, THE AMERICAN SYRUP & PRESERVING COMPANY, a Tennessee corporation (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to B & B MANUFACTURING, LLC, a Tennessee limited liability company (the "Grantee") its successors and assigns forever, the following land in Davidson County, Tennessee, to wit:

> All that real estate described on the attached Exhibit "A", the terms and conditions of which are hereby incorporated herein by reference in their entirety

This is improved property known generally as 429-B Houston Street, Nashville, Tennessee 37203.

This property is subject to 2004 real property taxes, a lien but not yet due and payable, which have been pro-rated and assumed by the Grantee. By acceptance of this deed, the Grantee assumes and agrees to timely pay such taxes and to indemnify and hold harmless the Grantor for any liability and loss from the failure to pay such taxes.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and assigns forever. The Grantor covenants that, subject to the matters set forth above, the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered.

THE GRANTOR FURTHER covenants and binds itself, and its successors to warrant and forever defend the title to said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever, except claims arising out of the matters set forth above.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor, acting through its authorized officer, has executed this instrument on the 8th day of April, 2004.

THE AMERICAN SYRUP
& PRESERVING COMPANY

By: _____
Rich B. Martin, President

a:\b814dgo

Please record & return to:

HIX & GRAY, PLC
1620 AMSOUTH CENTER
315 DEADERICK STREET
NASHVILLE, TN 37238

3344

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rich B. Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of The American Syrup & Preserving Company, the within named bargainor, a Tennessee corporation, and that he, as such 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 President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 8th day of April, 2004.

Notary Public

My commission expires: 1/26/08

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

Affiant

Subscribed and sworn to before me,
this 8th day of April, 2004.

Notary Public

My commission expires: 1/26/08

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT "A"

TRACT I:

Being Lot No. 107 and part of Lot No. 108 of the Humphrey, Houston and Martin's Addition to South Nashville, as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of Lot No. 107, thence eastwardly along the southerly boundary of Houston Street 95.1 feet; thence southwardly at a right angle to Houston Street, 78.4 feet to a point; thence eastwardly on a line parallel with Houston Street 4.9 feet to a point in the easterly margin of Lot No. 108; thence southwardly 72.6 feet to a alley; thence westwardly along the northerly boundary of said alley 100 feet to the westerly boundary of Lot No. 107, said boundary being the easterly boundary of Brown Street; thence northwardly along the westerly boundary of Lot No. 107 (the easterly boundary of Brown Street) 151 feet to the point of beginning.

TRACT II:

Land in Davidson County, Tennessee, being the westerly 33-1/3 feet of Lot 109, and the northeast part of Lot 108 on the Plan of Humphrey, Houston and Martin's Addition to South Nashville, as of record in Book 36, page 117, Register's Office for said County and described as follows:

Beginning at a point in the south margin of Houston Street, 45.1 feet east of the northwest corner of Lot No. 108; thence south parallel to the dividing line between Lots 108 and 109, 78.4 feet; thence east 4.9 feet to the dividing line between said lots 108 and 109; thence south along the dividing line between said lots, 71.6 feet to the north margin of an alley; thence east with said alley, 33-1/3 feet; thence north 150 feet to the south margin of said Houston Street, west 38.2 feet to the point of beginning.

TRACT III:

Being the easterly 16-2/3 feet of Lot No. 109 and westerly 16-2/3 feet of Lot No. 110 on the Plan of Humphrey, Houston and Martin's Addition, as of record in Plan Book 1, page 35, Chancery Court at nashville, also book 36, page 117, Register's Office for said County.

Said parts of Lots Nos. 109 and 110 front together 33-1/3 feet on the southerly side of Houston Street and run back between parallel lines, 150 feet to an alley.

TRACT IV:

Land in Davidson County, Tennessee, being the easterly 33-1/3 feet of Lot No. 110 in Humphrey, Houston and Martin's Addition to South Nashville, a plan of which is of record in Book 36, page 117, Register's Office for said County.

Said easterly part of said Lot No. 110 fronts 33-1/3 feet on the southerly side of Houston Street, and runs back between parallel lines 150 feet to an alley.

TRACT V:

Being the westerly 33-1/3 feet of Lot 111 of the Humphrey, Houston and Martin's Addition of record in book 36, page 117, Register's Office for said County.

Said part of said lot fronts 33-1/3 feet on the south side of Houston Street and runs back between parallel lines, 150 feet to an alley.

TRACT VI:

Being Lot No. 112 and the easterly 16-2/3 feet of Lot No. 111 on the Plan of Humphrey, Houston and Martin's Addition to South Nashville, as record in Book 36, page 117, Register's Office for said County and Plan Book 1, page 35, Chancery Court at Nashville.

Said Lot No. 112 and part of Lot No. 111 front together 66-2/3 feet on the southerly side of Houston Street and run back between parallel lines 150 feet to an alley.

TRACT VII:

Land in Davidson County, Tennessee, being the westerly part of the northerly part of Lot No. 113 on the Plan of Humphrey, Houston and Martin's Addition as of record in Book 36, page 117, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 113 fronts 33-1/3 feet on the southerly side of the northerly margin of a private alley.

The foregoing Tracts I, II, III, IV, V, VI and VII being the same property conveyed to The American Syrup & Preserving Company, a Tennessee corporation, by deeds of record in Book 9976, page 714 and as Instrument No. 20031113-0166291, Register's Office for Davidson County, Tennessee.